

Ordinary Meeting

Meeting Date: Monday, 26 September, 2022

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

Attachments (Under Separate Cover)

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a. Audit, Risk and Improvement Committee

<u>Meetings per year</u> – Minimum of 4 & others as required Commencement time – 4pm	<u>Quorum:</u> Three (3) – including 1 Councillor & 1 External member <u>Charter:</u> D19/261344 (39763E) <u>Amended:</u> 30/7/2019
Objective The objective of the Audit, Risk and Improvement Committee (ARIC, the Committee) is to provide independent assurance and assistance to Shoalhaven City Council on risk management, control, governance, business improvement related matters and external accountability responsibilities.	
Authority The Council authorises the Committee, within the scope of its role and responsibilities to: <ol style="list-style-type: none"> 1. Obtain any information it needs from any employee or external party (subject to their legal obligations to protect information). 2. Discuss any matters with the internal or external auditor or other external parties (subject to confidentiality considerations). 3. Request the attendance of any employee or councillor at Committee meetings. 4. Obtain external legal or other professional advice considered necessary to meet its responsibilities. 	
Chairperson - Independent Member appointed by Committee	
2022 Councillor / Staff Membership Clr Wells Clr White Clr Butler (alternate) Clr Christen (alternate)	2022-2023 Councillor / Staff Membership (two Councillors & up to two alternates)
Independent Community Representatives 3 Independent community representatives	
Sitting Fee for Community Members \$16,213 per annum for the chairperson and \$1,621 per meeting for other independent members. A travel per kilometre allowance based on the Councillor rates is also paid.	

Note: This committee operates as a confidential committee in accordance with the Section 2.2 Professional Standards of the Internal Audit Guidelines published by the Division of Local Government in September 2010.

b. Senior Staff Contractual Matters Committee

<u>Meetings per year</u> – As required No set commencement time	<u>Quorum</u> – Five (5) (5001E)
Purpose and Delegated Authority The Committee be delegated authority under Section 377 of the Local Government Act to: <ol style="list-style-type: none"> 1. Review the CEO's performance against the agreement, at least annually. 2. Deal with matters relating to requirements of the contract including the annual review of remuneration and to make any determinations where necessary. 3. Receive the CEO's annual reports on other Senior Staff contracts where Council is required to deal with contractual matters. 4. Consider and determine : <ul style="list-style-type: none"> • The organisational structure. • Industrial Relations Policy. • Other staff matters requiring Council consideration 	
Chairperson – Appointed by Council	
2022 Councillor / Staff Membership Mayor Cllr Findley (Chairperson) All Councillors CEO <u>Sub- Committee to undertake Delegations 1&2:</u> Mayor Findley (Chairperson) Deputy Mayor – Cllr Butler Cllr White Cllr Gray Cllr Copley	2022-2023 Councillor / Staff Membership Mayor (Chairperson) <u>Sub- Committee to undertake Delegations 1&2:</u>

Note: This committee operates as a confidential committee under the *Local Government Act - Section 10A(2)(a) - Personnel matters concerning particular individuals (other than Councillors)*.

c. Northern Floodplain Risk Management Committee

<p><u>Meetings per year</u> – As required Commencement time – 4pm</p>	<p>Quorum – Three (provided that a minimum of one (1) Councillor as the Chair or Acting chair and two community representatives are present)</p> <p>Terms of Reference: POL22/28 – Amended 1 August 2022 (59952E)</p>
<p>Purpose The principal objective of the Northern Floodplain Risk Management Committee is to assist Shoalhaven City Council in the development and implementation of one or more floodplain risk management plans for the north area of the Council. This will need to be in accordance with the NSW Floodplain Development Manual. The north area applies to the following catchments:</p> <ul style="list-style-type: none"> • Lower Shoalhaven River; • Crookhaven River; • Kangaroo River; • Broughton Creek; • Bomaderry Creek; • Nowra and Browns Creek; and • Lake Wollumboola. 	
<p>Role of the Committee</p> <ol style="list-style-type: none"> To assist the Council in the development and implementation of a Flood Study, Floodplain Risk Management Study and Floodplain Risk Management Plan for the areas listed under 'Purpose' (see above). To assist the Council monitoring and assessing the effectiveness of the management plans during and after their implementation. To assist the Council by providing input into known flood behaviour as part of the Flood Study; and Facilitate broader community consultation and participation in floodplain risk management through informing and liaising with member community groups. 	
<p>Delegation – NIL</p>	
<p>Chairperson – Appointed by Council</p>	
<p>2022 Councillor / Staff Membership Clr White – Chairperson All other Councillors (non voting members) CEO or nominee</p>	<p>2022-2023 Councillor / Staff Membership Clr - Chairperson All other Councillors (non voting members) CEO or nominee</p>
<p>Community/Organisational Representatives Community representatives (including a maximum of five (5) local community representatives, one (1) youth representative between ages 16 and 30, and one (1) indigenous representative) Relevant government agency representatives (Non voting)</p>	

d. Central Floodplain Risk Management Committee

<p><u>Meetings per year</u> – As required Commencement time – 4pm</p>	<p>Quorum – Three (provided that a minimum of one (1) Councillor as the Chair or Acting chair and two community representatives are present) Terms of Reference: POL22/28 – Amended 1 August 2022 (59951E)</p>
<p>Purpose The principal objective of the Central Floodplain Risk Management Committee is to assist Shoalhaven City Council in the development and implementation of one or more floodplain risk management plans for the central area of the Council. This will need to be in accordance with the NSW Floodplain Development Manual. The central area applies to the following catchments:</p> <ul style="list-style-type: none"> • St Georges Basin (includes Sussex inlet); • Jervis Bay; • Currambene Creek; • Moona Moona Creek; • Currarong Creek; • Berrara Creek • Callala Creek; and • Swan Lake 	
<p>Role of the Committee</p> <ol style="list-style-type: none"> To assist the Council in the development and implementation of a Flood Study, Floodplain Risk Management Study and Floodplain Risk Management Plan for the areas listed under 'Purpose' (see above). To assist the Council monitoring and assessing the effectiveness of the management plans during and after their implementation. To assist the Council providing input into known flood behaviour as part of the Flood Study; and Facilitate broader community consultation and participation in floodplain risk management through informing and liaising with member community groups. 	
<p>Delegation – NIL</p>	
<p>Chairperson– Appointed by Council</p>	
<p>2022 Councillor / Staff Membership Chairperson All other Councillors (Non voting members) CEO or nominee</p>	<p>2022-2023 Councillor / Staff Membership Clr - Chairperson All other Councillors (Non voting members) CEO or nominee</p>
<p>Community/Organisational Representatives Community representatives (including a maximum of five (5) local community representatives, one (1) youth representative between ages 16 and 30, and one (1) indigenous representative) Relevant government agency representatives (Non voting)</p>	

e. Southern Floodplain Risk Management Committee

<p><u>Meetings per year</u> – As required Commencement time – 4pm</p>	<p>Quorum – Three (provided that a minimum of one (1) Councillor as the Chair or Acting chair and two community representatives are present)</p> <p>Terms of Reference: Terms of Reference: POL22/28 – Amended 1 August 2022</p>
<p>Purpose The principal objective of the Southern Floodplain Risk Management Committee is to assist Shoalhaven City Council in the development and implementation of one or more floodplain risk management plans for the southern area of the Council. This will need to be in accordance with the NSW Floodplain Development Manual. The southern area applies to the following catchments:</p> <ul style="list-style-type: none"> • Lake Conjola • Narrawallee • Mollymook • Ulladulla • Burrill Lake • Clyde River • Lake Tabourie • Willinga Lake 	
<p>Role of the Committee</p> <ol style="list-style-type: none"> To assist the Council in the development and implementation of a Flood Study, Floodplain Risk Management Study and Floodplain Risk Management Plan for the areas listed under 'Purpose' (see above). To assist the Council monitoring and assessing the effectiveness of the management plans during and after their implementation. To assist the Council by providing input into known flood behaviour as part of the Flood Study; and Facilitate broader community consultation and participation in floodplain risk management through informing and liaising with member community groups. 	
<p>Delegation – NIL</p>	
<p>Chairperson– Appointed by Council</p>	
<p>2020/2021 Councillor / Staff Membership Chairperson All other Councillors (Non voting members) CEO or nominee</p>	<p>2022-2023 Councillor / Staff Membership Clr - Chairperson All other Councillors (Non voting members) CEO or nominee</p>
<p>Community/Organisational Representatives Community representatives (including a maximum of five (5) local community representatives, one (1) youth representative between ages 16 and 30, and one (1) indigenous representative) Relevant government agency representatives (Non voting)</p>	

f. Northern Coastal Management Program Advisory Committee

<p><u>Meetings per year</u> – As required Commencement time – 4pm</p>	<p>Quorum – Three (provided that a minimum of one (1) Councillor as the Chair or Acting chair and two community representatives are present)</p> <p>Terms of Reference: POL22/27 – Amended 1 August 2022 (64354E)</p>
<p>Purpose The principal objective of the Northern Coastal Management Program Advisory Committee is to assist Shoalhaven City Council in the development and implementation of one or more Coastal Management Program for the northern area of the Council. This will need to be in accordance with the NSW Coastal Management Manual. The north area applies to the following coastal areas and estuaries:</p> <ul style="list-style-type: none"> • All Council managed beaches from Seven Mile / Berry Beach to the most northern coastal boundary of the Shoalhaven LGA, to the southern end of Warrain / Currarong Beach • Shoalhaven River Estuary • Broughton Creek • Crookhaven River/Curleys Bay • Lake Wollumboola • Shoalhaven Urban and Rural estuaries 	
<p>Role of the Committee</p> <ol style="list-style-type: none"> To assist the Council in the development and implementation of the CMPs for the areas relevant to 'Purpose' (see above). To assist the Council monitoring and assessing the effectiveness of the CMPs during and after their implementation. To assist the Council by providing input into known coastal event(s) and erosion behaviour; and Facilitate broader community consultation and participation in coast and estuary management through informing and liaising with member community groups. 	
<p>Delegation – NIL</p>	
<p>Chairperson – Appointed by Council</p>	
<p>2022 Councillor / Staff Membership Clr Wells (Chairperson) All other Councillors (Non voting members) CEO or nominee</p>	<p>2022-2023 Councillor / Staff Membership Councillor - (Chairperson) All other Councillors (Non voting members) CEO or nominee</p>
<p>Community/Organisational Representatives Council officers from engineering, planning and environmental disciplines; Community representatives (including 4 local community reps, 1 youth rep & 1 Local Aboriginal rep); Department of Planning, Environment and Industry (DPIE) representatives; New South Wales State Emergency Services (NSW SES) representative; Local Aboriginal Land Council representative; Other relevant government agency representatives</p>	

g. Central Coastal Management Program Advisory Committee

<p><u>Meetings per year</u> – As required Commencement time – 4pm</p>	<p>Quorum – Three (provided that a minimum of one (1) Councillor as the Chair or Acting chair and two community representatives are present)</p> <p>Terms of Reference: POL22/27 – Amended 1 August 2022 (64355E)</p>
<p>Purpose The principal objective of the Central Coastal Management Program Advisory Committee is to assist Shoalhaven City Council in the development and implementation of one or more Coastal Management Programs for the central area of the Council. This will need to be in accordance with the NSW Coastal Management Manual. The central area applies to the following coastal areas and estuaries:</p> <ul style="list-style-type: none"> • All Council managed beaches from Callala Bay in the north, to Cunjurong Point in the South • St Georges Basin • Jervis Bay • Currumbene Creek • Moona Moona Creek • Currarong Creek • Callala Creek • Sussex Inlet • Swan Lake • Berrara Creek • Shoalhaven Urban and Rural estuaries 	
<p>Role of the Committee</p> <p>a) To assist the Council in the development and implementation of the CMPs for the areas relevant to 'Purpose' (see above).</p> <p>b) To assist the Council monitoring and assessing the effectiveness of the CMPs during and after their implementation.</p> <p>c) To assist the Council by providing input into known coastal event(s) and erosion behaviour; and</p> <p>d) Facilitate broader community consultation and participation in coast and estuary management through informing and liaising with member community groups.</p>	
<p>Delegation – NIL</p>	
<p>Chairperson – Appointed by Council</p>	
<p>2022 Councillor / Staff Membership Clr Ell (Chairperson) Clr Chriten (Alternate Chair) All other Councillors (Non voting members) CEO or nominee</p>	<p>2022-2023 Councillor / Staff Membership Councillor - (Chairperson) All other Councillors (Non voting members) CEO or nominee</p>
<p>Community/Organisational Representatives Community representatives (including maximum of four (4) local community representatives, one (1) youth representative between ages 16 and 30, and one (1) indigenous representative); Relevant government agency representatives</p>	

h. Southern Coastal Management Program Advisory Committee

<p><u>Meetings per year</u> – As required Commencement time – 4pm</p>	<p>Quorum – Three (provided that a minimum of one (1) Councillor as the Chair or Acting chair and two community representatives are present)</p> <p>Terms of Reference: POL22/27 – Amended 1 August 2022 (64356E)</p>
<p>Purpose The principal objective of the Southern Coastal Management Program Advisory Committee is to assist Shoalhaven City Council in the development and implementation of one or more Coastal Management Programs for the southern area of the Council. This will need to be in accordance with the NSW Coastal Management Manual. The southern area applies to the following coastal areas and estuaries:</p> <ul style="list-style-type: none"> • All Council managed beaches from Lake Conjola entrance in the north, reaching to the southern boundary of the Shoalhaven LGA in the south – North Durras Beach. • Lake Conjola • Narrawallee Creek • Mollymook • Ulladulla • Burrill Lake • Lake Tabourie • Lake Willinga • Shoalhaven Urban and Rural estuaries 	
<p>Role of the Committee</p> <ol style="list-style-type: none"> To assist the Council in the development and implementation of the CMPs for the areas relevant to 'Purpose' (see above). To assist the Council monitoring and assessing the effectiveness of the CMPs during and after their implementation. To assist the Council by providing input into known coastal event(s) and erosion behaviour; and Facilitate broader community consultation and participation in coast and estuary management through informing and liaising with member community groups. 	
<p>Delegation – NIL</p>	
<p>Chairperson – Appointed by Council</p>	
<p>2022 Councillor / Staff Membership Clr White (Chairperson) All other Councillors (Non voting members) CEO or nominee</p>	<p>2022-2023 Councillor / Staff Membership Councillor - (Chairperson) All other Councillors (Non voting members) CEO or nominee</p>
<p>Community/Organisational Representatives Community representatives (including maximum of four (4) local community representatives, one (1) youth representative between ages 16 and 30, and one (1) indigenous representative); Relevant government agency representatives</p>	

i. Aboriginal Advisory Committee

<p><u>Meetings per year</u> – Four (4) & others as required Commencement time – 4pm</p>	<p>Quorum – Five (5) local Aboriginal community members Terms of Reference: POL22/67 (1209E) Amended: 7 February 2022</p>
<p>Purpose To provide appropriate and considered advice to Council on all relevant issues affecting Aboriginal and Torres Strait Islander people within the Shoalhaven LGA, and to influence Council's support & intent in achieving their objectives for the current Statement of Commitment 2010 (SoC) and the Shoalhaven City Council Community Strategic Plan 2027 (SCCSP) and endorsement of the Uluru Statement of the Heart June 2020.</p> <p>Role of the Committee All members are encouraged to become actively involved in the business of the AAC and to be an advocate between community and Council. The role of the Committee is:-</p> <ul style="list-style-type: none"> • To advise Shoalhaven City Council on necessary issues relating to Aboriginal communities in the LGA. • Promote and increase knowledge & understanding of Aboriginal society, history & culture in the LGA. • Facilitate access and accessibility to services and facilities for Aboriginal people. • Advise on the development and implementation of the Shoalhaven City Council Community Strategic Plan. • Develop strong collaborative partnerships between Aboriginal communities and Shoalhaven City Council. • Maintain strong links between Council and Aboriginal communities throughout the Shoalhaven to accomplish the relationships and outcomes required for genuine reconciliation. • Foster and safeguard a spirit of mutual trust and respect which allows the AAC and Shoalhaven City Council to work together in their commitment towards intelligent, well informed decision making processes that are sensitive to all Aboriginal issues. • Recognise, support & uphold past and present local cultural heritage and its place in future Council directions. • Remain a meaningful 'place' for the communication of messages and information from Aboriginal community voices that identify local needs for services, facilities and activities. • Support and promote significant celebrations and events within the Shoalhaven Aboriginal and Torres Strait Islander community. • Provide specialist advice to other Committees of Council. 	
<p>Delegation – NIL</p>	
<p>Chairperson & Co-Chairperson – Appointed by Committee</p>	
<p>2022 Councillor / Staff Membership All Councillors CEO or nominee</p>	<p>2022-2023 Councillor / Staff Membership All Councillors CEO or nominee</p>
<p>Community / Organisational Representatives Up to 13 local Aboriginal Community Representatives being either Elders, Youth or Government/Non Government Agencies/Organisation delegates (including 2 Youth members) NPWS Nowra LALC Jerrinja LALC Ulladulla LALC</p>	

j. Homelessness Taskforce Shoalhaven

Meetings per year – Four (4) Commencement time – 2.00pm	Quorum – Eight (8) Terms of Reference: POL21/45 (55584E) Adopted: 14 September 2021
Purpose To provide appropriate and considered strategic advice on homelessness and related issues that can be dealt with at Council level. The Taskforce will work with Council to address issues, develop options and assist with the identification of preferred solutions as part of Council's decision making process.	
Role of the Taskforce The role of the Homelessness Taskforce is:- <ul style="list-style-type: none"> • Provide Council with strategic advice on homelessness and related issues that can be dealt with at a Local Government level. • Work with Council to address issues, develop options and assist with the identification of preferred solutions as part of Council's decision making process • Advise on the development and application of a Homelessness Strategic Plan • Provide comment on relevant Council policies and strategies • Advocate community views on homelessness issues 	
Delegation – NIL	
Chairperson – Appointed by Committee	
2022 Councillor / Staff Membership Cllr Findley (Chairperson) All Councillors CEO or Nominee	2022-2023 Councillor / Staff Membership Chairperson appointed by Committee All Councillors CEO or Nominee
Organisational Representatives Representatives from community organisations and local service providers being either Government/Non-Government agencies/organisations and community members including but not limited to SAHSSI – Shoalhaven Women's Homeless and DV Service, Unions Shoalhaven, Salt Ministries, ISLHD – Homelessness Mental Health Program, Shoalhaven Homelessness Hub, Grand Pacific Health, Legal Aid, Southern Cross Community Housing, Waminda, Care South. Representation from a service(s) from the North, Central and South of Shoalhaven LGA A maximum of 3 community members with lived experience A maximum of 3 community members with an interest in homelessness in the Shoalhaven with representation from North, Central and South of the Shoalhaven LGA. One representative for each of the Federal Member for Gilmore and the State Members for South Coast and Kiama Department of Communities & Justice Department of Education (subject to availability) Regional NSW (subject to availability) NSW Police (subject to availability)	

k. Inclusion and Access Advisory Group

Meetings per year – Four (4) Commencement time – 11.00 am	Quorum – Five (5) Terms of Reference: POL22/68 (1228E) Amended: 11 April 2022
Purpose: To inform, educate and advise Shoalhaven City Council, its staff and residents on accessibility and inclusion with the purpose of creating accessible and inclusive community infrastructure by: <ul style="list-style-type: none"> • Actively engaging with Council on policies, • Inputting on submissions and relevant legislation affecting accessibility and inclusion • Being a conduit for information and communication between community and Council, • Raising awareness in the Council, with its staff and in the community around inclusion and accessibility issues 	
Delegation – NIL	
Chairperson – Appointed by Committee and reaffirmed by Council	
2022 Councillor/Staff Membership Cllr Butler (Chairperson) Cllr White Cllr Ell (Alternate) All other Councillors (Non voting members) CEO or Nominee	2022-2023 Councillor/Staff Membership Cllr Cllr Cllr All other Councillors (Non voting members) CEO or Nominee
Community / Organisational Representatives <ul style="list-style-type: none"> • Up to 25 community members who are either a; <ul style="list-style-type: none"> ○ Parents/carers of people with disability. ○ Person who has lived experience of physical, sensory, intellectual, and mental health issues. ○ Young person ○ Person who is passionate about advocating for access & Inclusion • Representatives from disability organisations (non-voting). • 1 x Health Representative (from an organisation providing health services in the Local Government Area) • 1 x Education Representative (from an organisation providing Educational services in the area) • State & Federal Parliament Representation 	

I. Natural Area Volunteers Group

<p><u>Meetings per year</u> – As required <u>Commence time</u> – 4.00pm</p>	<p>Quorum – Five (5) – One (1) Councillor acting as chair and four (4) community representatives Terms of Reference: POL22/26 (42643E) Amended 20 September 2022</p>
<p>Purpose: The purpose of the Natural Area Volunteers Group is to act as an advisory and representative group on all matters relating to the future directions of the Bushcare Policy and program (refer MIN10.1461).</p>	
<p>Role: To meet the 'Purpose' above, the Group will advise Council on strategic matters pertaining to the Bushcare Program. This will include policies, procedures, resourcing, natural resources management, environmental restoration and preservation techniques and plans, and community and volunteer stakeholder engagement. Natural Area volunteer groups include those managed under Council's Bushcare program that predominantly work on Community Land categorised as 'Natural Area' (<i>Local Government Act 1993</i>). These include Bushcare, Dunecare and similar groups.</p>	
<p>Delegation – Nil</p>	
<p>Chairperson – Appointed by the Council</p>	
<p>2022 Councillor Staff Membership Chairperson to be appointed by Committee (no meetings have been held this year) All Councillors CEO (or nominee)</p>	<p>2022-2023 Councillor/Staff Membership Clr - Chairperson All Councillors (observers) CEO (or nominee)</p>
<p>Community/ Organisational Representatives Nine (9) Natural Area volunteer representatives (e.g., Bushcare, Dunecare volunteers) South-east Local Land Services representative (optional) NSW Department of Planning and Environment representative (optional) Other relevant government agency representatives</p>	

m. Nowra CBD Revitalisation Strategy Committee

Meetings per year – Six (6) Commencement time – 4.00pm	Quorum – Seven (7) Terms of Reference: POL22/145 (50242E) Amended: 14 March 2022
Role of the Committee <p>Note: Tasks in relation to part 5 will not be undertaken by Councillors</p> <ol style="list-style-type: none"> 1. Recommend to Council possible refinement of, and improvements to, the 'Revitalising Nowra Action Plan (2021-2023)' and the broader Nowra CBD Revitalisation Strategy as the committee considers appropriate. 2. Develop a list of projects (with estimated costings) for Council to consider/prioritise over a rolling three year time frame, that will assist in achieving the ten elements of the Nowra CBD Revitalisation Strategy. The list is to be presented to an Ordinary Meeting of Council in February each year, and thus adopted by the Council. 3. Make a formal submission to Council's annual capital works budget as it relates to the Nowra CBD, in accordance with Council's budgeting process. 4. Reallocate at its discretion, Nowra CBD Revitalisation Budget funds to operational projects, e.g. activation events. 5. Monitor the expenditure of the Nowra CBD Revitalisation Budget via a Subcommittee, in particular; <ol style="list-style-type: none"> 5.1 Approving design plans and specifications at the preliminary concept stage and prior to the detailed drafting and then at final approval stage. 5.2 In cases where the CEO (or delegate) determines that capital works funded by the Nowra CBD Revitalisation Budget will be tendered out, the Subcommittee will endorse the tender documentation before tenders are advertised. 5.3 The Chair and delegate may, at their discretion, participate on tender evaluation panels for capital expenditure funded by the Nowra CBD Revitalisation Budget. 5.4 The Chair is to endorse the payment of progress claims and endorse the approval of variations, for capital expenditure funded by the Nowra CBD Revitalisation Budget. 6. Act as a communication conduit between Council and the CBD stakeholders in respect to the ten elements within the Nowra CBD Revitalisation Strategy and approved Capital Works within the Nowra CBD with reasonable support from Council, at Council's expense, as determined by the CEO. 7. Assist Council in advocating to the community the adopted list of projects that seek to deliver on the ten elements of the CBD Revitalisation Strategy. 8. Provide a report to Council (resolved at a Committee meeting) each quarter outlining the year to date expenditure on projects funded by the Nowra CBD Revitalisation Budget and present a report to an Ordinary Meeting of Council in August each year that explains the expenditure and any non-expenditure, for the previous financial year. 9. Consult with relevant stakeholders as needed. 	
Delegations: <ol style="list-style-type: none"> 1. To oversee the expenditure of the Nowra CBD Revitalisation Budget, as the Committee deems appropriate in accordance with objectives of the Nowra CBD Strategic Plan. 	

2. To promote the advantages of the CBD inside and outside the Local Government area, including making press releases and promoting the Nowra CBD Revitalisation Strategy and its projects.	
3. Council will provide “in-kind” support to the committee in relation to	
<ul style="list-style-type: none"> • Project Design and Documentation • Facilitation of meetings • Preparation of reports for the Committee consideration 	
Chairperson – Appointed by the Committee (reaffirmed by Council)	
2022 Councillor / Staff Membership	Proposed 2022-2023 Councillor/Staff Membership
Clr Copley	Clr
Clr Norris	Clr
Clr Gray	Clr
Clr White (Alternate)	Clr
All other Councillors (non voting members)	All other Councillors (non voting members)
Director City Services	Director City Services
Director City Futures	Director City Futures
Community Representatives	
Two (2) Nowra CBD Retail/Business Operators (non-CBD property owner)	
Two (2) Nowra CBD Property Owners	
Two (2) Nowra CBD Business owners	
One (1) Nowra CBD Business Chamber representative.	
Two (2) Community Members (Non CBD Business/Property Owners or Retailers)	
One (1) Strategic Advisor (Being a recently retired Councillor or State/Federal Member or Business Person. To advise on strategic initiatives and possible funding innovations)	

n. Rural Fire Service Strategic Planning Committee

Meetings per year – Two (2) – others as required Commencement time – 5.30 pm	Quorum – Five (5) Terms of Reference: Nil (1227E)
Objectives: To advise Council on issues of a strategic and policy nature relating to the operation of the Rural Fire Services having regard to the following: <ul style="list-style-type: none"> • That the core communication between brigades and Fire Control Officer on operational issues be raised through the Group Officers utilising the committee structure. • All issues be raised through Fire Control so that statutory matters can be resolved immediately. • Policy matters raised can be referred to the Strategy and Assets Committee through the CEO so that statutory matters can be resolved. • That the Strategic Planning Committee be developed as the body advising Council on Rural Fire Service policy issues 	
Delegation – NIL	
Chairperson – Appointed by the Council	
2022 Councillor / Staff Membership Clr Christen (Chairperson) Clr Copley Clr White (Alternate) CEO or Nominee	2022-2023 Councillor / Staff Membership Clr (Chairperson) Clr Clr (Alternate) CEO or Nominee
Community / Organisational Representatives RFS Executive Representative RFS Staff Representative Primary Representative RFSA (and alternate) Group 1 Area Representative (and alternate) Group 2 Area Representative (and alternate) Group 3 Area Representative (and alternate) Group 4 Area Representative (and alternate) Group 5 Area Representative (and alternate) Group 6 Support Brigades Representative (and alternate)) Operations Manager – Jervis Bay Territory Administration or nominee	

o. Shoalhaven Arts Board

<p><u>Meetings per year</u> – Four (4) per year Commencement time – 4.00pm</p>	<p>Quorum – Majority of the members – at least half plus one (1) member Terms of Reference: POL19/45 (2123E) Amended: 20 September 2019</p>
<p>Purpose:</p> <ul style="list-style-type: none"> a) To contribute to and develop strategy and policy both for the Shoalhaven City Council as well as in alignment with the Region. b) To develop and implement policy, planning and vision for the broad arts within existing resources and use a co-opted panel of peers for professional advice. They include: <ul style="list-style-type: none"> • Visual Arts • Heritage and Museum Sector • Literature • Performing Arts c) Advocate and maintain specific arts related portfolios. d) Advocate and promote Board recommendations. 	
<p>Delegations:</p> <ul style="list-style-type: none"> • Act within adopted budgets aligning with Council's strategic plans and document, and make recommendations on the arts to Council • Appoint suitable representatives to fill casual vacancies on a set term basis • Inform and recommend policy for arts related funding programs, and where required by Council, vote on related matters • Establish a peer panel of professionals, experts and practitioners across art forms, heritage and cultural platforms to be co-opted as needed for input and advice to the Shoalhaven Arts Board • Establish a Shoalhaven Arts Foundation: <ul style="list-style-type: none"> ○ To support the development and enrichment of broad arts across the Shoalhaven including visual, heritage, literature & performing arts ○ To ensure that the Foundation in its governance, membership and charter are independent/ and at arms-length from Council yet works in concert with the Shoalhaven Arts Board, Council and the community needs ○ To fundraise and develop a sustainable principal investment to generate ongoing grant funds <p>Relevant staff will work collaboratively with the Shoalhaven Arts Board to:</p> <ul style="list-style-type: none"> • Develop and implement activities to achieve objectives in line with the Shoalhaven Arts Board recommendations, the Council's policies and corporate plan 	
<p>Chairperson – Appointed by the Board</p>	
<p>2022 Councillor/ Staff Membership Cllr Gray (Ward 1) Cllr Kotlash (Ward 2) Cllr D'Ath (Ward 3) Cllr White - Alternate Cllr Ell - Alternate</p>	<p>2022-2023 Councillor/ Staff Membership Cllr (Ward 1) Cllr (Ward 2) Cllr (Ward 3) Up to 3 Alternates</p>
<p>Community / Organisational Representatives Eight (8) Community representatives (includes one (1) designated Aboriginal Local Member position, nominated by the Aboriginal Advisory Committee) One (1) representative of the Shoalhaven Tourism Advisory Group (to be replaced by a representative from the Shoalhaven Economic Growth & Advocacy Group)</p>	

p. Shoalhaven City Mayor's Relief Fund

<u>Meetings per year</u> – One (1) & others as required	Quorum – Three (3)
No determined commencement time	Rules: POL16/190 – (3296E)
Purpose: The fund has been established and maintained as a public fund for the relief of persons in Australia who are in necessitous circumstances and it is intended that the public be invited to contribute to the fund. A person will be in necessitous circumstances where his or her financial resources are insufficient to obtain all that is necessary, not only for a bare existence, but for a modest standard of living in the Australian community. Necessitous circumstances may result from a disaster caused by flood, fire, drought, tempest or other calamity.	
Delegations: The management of the fund is vested in the Shoalhaven City Mayor's Relief Fund Committee. Rules have been adopted by Council.	
Chairperson – Appointed by Council	
2022 Councillor/ Staff Membership Mayor – Cllr Findley (Chairperson) All Councillors CEO or nominee Director City Performance	2022-2023 Councillor/ Staff Membership Mayor – (Chairperson) Councillors as appointed by Council CEO or nominee Director City Performance
Organisational Representatives Representative of Salt Care Shoalhaven Shoalhaven City Council Fire Control Officer or nominee; Shoalhaven City Council State Emergency Services Co-ordinator or nominee;	

q. Shoalhaven Economic Growth & Advocacy (SEGA) Group

Meetings per year – Quarterly	Quorum: Half + 1
Commencement time – not yet determined	Terms of Reference: POL22/157
Role and Purpose: <ul style="list-style-type: none"> • Inform the development, implementation, and review of council economic growth strategies • Providing advice and make recommendations to Council on matters relating to business and economic growth in the Shoalhaven. • Provide advice and recommendations on key advocacy opportunities to support business growth in the region 	
Delegation: <ul style="list-style-type: none"> • Make recommendations on actions and priorities • Provide feedback on economic growth key issues or growth opportunities • Appoint suitable representatives to fill casual vacancies • Research contemporary methodologies to achieve advocacy, business growth and economic development. • Inform and recommend policy for business growth • Partner and liaise with other Council Advisory Groups on key issues as required 	
Chairperson – Appointed by Committee	
2022 Councillor/Staff Membership Mayor All Councillors - maximum of 3 voting (1 from each ward) to be determined at each meeting	2022-2023 Councillor / Staff Membership Mayor All Councillors - maximum of 3 voting (1 from each ward) to be determined at each meeting
Community / Organisational Representatives Maximum of ten skills-based industry representatives <ul style="list-style-type: none"> • Minimum of two positions to be held by representative/s from the tourism industry • Maximum of six positions to be held by representatives from other industry growth areas • Minimum of one position to be held by a representative from the education sector • Minimum of one position to be held by a representative from the Aboriginal Business Sector 	
Non voting participants Political representatives <ul style="list-style-type: none"> • All non-delegated Councillors • Member for Gilmore (or nominee) • Member for Kiama (or nominee) • Member for South Coast (or nominee) 	
Cross government and advocacy representatives <ul style="list-style-type: none"> • A representative of National Parks & Wildlife Service • A representative of Regional NSW • A representative of Department of Industry • A representative of AusIndustry • A representative of Regional Development Australia 	
Business Associations and / or Chamber representatives <ul style="list-style-type: none"> • President, Shoalhaven Business Chamber • President, Sussex Inlet District Chamber • President, Milton Ulladulla Business Chamber • President, Huskisson Business Chamber • President, Kangaroo Valley Chamber 	

- | |
|---|
| <ul style="list-style-type: none">• President, Shoalhaven Professional Business Association• Chair, Shoalhaven Defence Industry Group (SDIG) |
|---|

CL22.453 - Attachment 1

r. Shoalhaven Entertainment Centre Councillor Reference Group

<u>Meetings per year</u> –as required Commencement time – Variable	Quorum – Not adopted in original resolution – suggested quorum – 3 (including 1 Clr & 1 staff member)
	Terms of Reference: Nil (61867E)
Purpose To determine the detail design aspects associated with the Stage 3(a) building improvements & upgrades for the Shoalhaven Entertainment Centre.	
Delegated Authority To make detail design decisions within the limits of the allocated budget, which will be dissolved when Stage 3(a) reaches Practical Completion (as determined by the Project Manager)	
Chairperson – Director in attendance	
2022 Councillor/Staff Membership Clr Gray Clr Wells Clr White Director – City Services Director – City Lifestyles	2022-2023 Councillor/Staff Membership Clr Clr Clr Director – City Services Director – City Lifestyles
Community / Organisational Representatives Nil	

CL22.453 - Attachment 1

s. Shoalhaven Heads Estuary Taskforce

<p><u>Meetings per year</u> – Quarterly Commencement time – 4.00pm</p>	<p>Quorum – Five (5) – One (1) Councillor as Chair or acting Chair and Four (4) Community Members Terms of Reference: POL22/173</p>
<p>Role</p> <ul style="list-style-type: none"> • To receive and disseminate information and updates to and from the Shoalhaven Heads community about the management of the Shoalhaven Heads estuary. • To provide and receive information to the Northern CMP Advisory Committee in the preparation of the Lower Shoalhaven River CMP. • To provide and receive information to the Northern Floodplain Risk Management Committee in the development and preparation of the Lower Shoalhaven Flood Risk Management Study/Plan. • When the Lower Shoalhaven River CMP is adopted by Council on behalf of the community, the SHET will be disestablished. 	
<p>Delegation – NIL</p>	
<p>Chairperson – Appointed by the Council</p>	
<p>2022 Councillor/Staff Membership Clr Copley (Chairperson) All Councillors</p>	<p>2022-2023 Councillor/Staff Membership Clr (Chairperson) All Councillors</p>
<p>Community / Organisational Representatives Member for Kiama or nominee Indigenous representative Youth representative Five (5) Community representatives Shoalhaven Heads Community Forum representative Greenwell Point Community representative Department of Planning and Environment (DPE) representatives Transport for NSW (TfNSW) representatives New South Wales State Emergency Services (NSW SES) representative Local Aboriginal Land Council representative Other relevant government agency representatives Other such persons as the Chairperson of SHET may deem necessary from time to time.</p>	

t. Shoalhaven Motor Sports Working Group

Meetings per year – Quarterly Commencement time – 5.00pm	Quorum – Half + 1 Terms of Reference: POL22/158
Role and Purpose: <ul style="list-style-type: none"> • Help guide and facilitate the development a Motor Sports Complex (MSC) in Shoalhaven • Investigate suitable potential locations and sites for the establishment of a MSC in the City, including a review of land badly affected by bush fires in recent years to establish the extent of the proliferation of endangered species due to the opening of these areas through the loss of tree coverage • Actively seek funding for the establishment phase of this project from Federal and State Governments as part of their programs for rural and regional economic development. 	
Delegation: Nil	
Chairperson – Appointed by Council	
2022 Councillor/Staff Membership Clr Norris - Chairperson All Councillors CEO or Nominee Director – City Futures or Nominee	2022-2023 Councillor / Staff Membership Clr - Chairperson All Councillors CEO or Nominee Director – City Futures or Nominee
Community / Organisational Representatives 4 Community members	

u. Shoalhaven Sports Board

Meetings per year – Four(4) – Quarterly Commencement time – 5.00pm		Quorum – Seven (7)
		Terms of Reference: POL19/29 Amended: 30 April 2019
Purpose: The Shoalhaven Sports Board (Board) is to provide advocacy for the sporting community on policy, direction and strategic planning related to Council's objectives. To achieve this policy and strategic objective, the Board will be strategic in nature and focus on appointments to achieve this outcome.		
Role: <ul style="list-style-type: none"> • Represent the whole Shoalhaven Sporting Community (all sports) • Provide ongoing, high level policy and planning advice to Council. • Make recommendations to the Council on all relevant business presented before it • Advocate and maintain specific sports related portfolios. • Advocate and promote Board recommendations. 		
Delegation – NIL		
Chairperson – Appointed by Board		
2022 Councillor/Staff Membership All Councillors CEO or Nominee		2022-2023 Councillor/Staff Membership All Councillors CEO or Nominee
Community / Organisational Representatives 11 Local Community Members (includes 2 positions from disadvantaged sporting groups) NSW Sport and Recreation (non voting)		

v. Shoalhaven River Festival Committee

Meetings per year – At least Four (4)	Quorum: 50% + 1
	Terms of Reference: POL21/49
Role <p>To plan, promote and manage the Shoalhaven River Festival community event.</p> <p>To identify and approve all expenditure of funds, including those allocated by Council and grants or funds from any other source.</p> <p>Provide reports to Council via the Shoalhaven Tourism Advisory Group, outlining the event, expenditure, and recommendations for future events.</p> <p>To put in place appropriate risk management measures to provide a safe community event for participants, volunteers, and visitors.</p> <p>Consult with relevant stakeholders as needed.</p> <p>Provide an evaluation at the conclusion of the event including:</p> <ol style="list-style-type: none"> The content of the event. Event attendance numbers; and A breakdown of local businesses versus imported business from outside the Shoalhaven. 	
Delegations: <p>To expend funds allocated/obtained for the purpose of the Shoalhaven River Festival</p> <p>To establish working groups as deemed appropriate.</p> <p>To promote the Festival including issuing press releases and other promotional activities</p> <p>To raise other funds to support the Festival, with a view to the event becoming self-sufficient.</p>	
Chairperson – Appointed by the Committee	
Membership (total 15) <p>Community members who bring requisite skills and experience to the Committee</p>	

w. Strategic Planning Working Party

<u>Meetings per year</u> – As required	Quorum – No quorum
	Terms of Reference: Nil
Role a. To provide early input into projects on the Strategic Planning Work Program, with a focus on 'priority' projects and other projects that may require early and ongoing consideration/direction. b. To consider and inform reports to Council's Development & Environment Committee on the scope and direction of the Strategic Planning Work Program, including: i. The need for additional projects. ii. Priorities to be given to projects. iii. Other matters of strategic planning interest. c. The Working Party is not a formal decision-making forum or a public meeting. Relevant resulting matters will be reported through Council's various Committees as required to enable formal decisions and community awareness. d. The Working Party may inform the scope of work required by specialist consultants for confirmed projects. e. The Working Party can assist in the selection of specialised consultants for significant projects/where significant expenditure is required.	
Chairperson – Appointed by Council	
2022 Councillor / Staff Membership Clr White – Chairperson All Councillors CEO	2022-2023 Councillor / Staff Membership Clr Chairperson All Councillors CEO
Community/Organisational Representatives Nil	

x. Youth Advisory Committee


Meetings per year – Four (4) and others as required	Quorum – Six (6)
Commencement time – between 10am – 12pm	Terms of Reference: POL22/71 Amended: 11 April 2022
Purpose: a) To represent the interests and views of young people to Council and the Community b) To provide an opportunity for young people to discuss issues of concern to young people c) To provide a mechanism for young people to make representations to organisations and various spheres of Government requesting appropriate action to improve facilities and services available to young people d) To give young people experience in Local Government and community affairs e) To create greater awareness and appreciation within the general community of the needs and talents of young people f) To provide a mechanism for young people to address youth issues themselves	
Delegation: Act within adopted budgets aligning with council's strategic plans and documents to deliver youth programs and activities that meet the needs of local young people.	
Chairperson – Appointed by Committee at each meeting	
2022 Councillor/Staff Membership All Councillors	2022-2023 Councillor/Staff Membership All Councillors
Community / Organisational Representatives Six (6) Young people aged between 12 and 25 years High School Representatives: 2 students selected as voting members, and up to 3 other students from each local high school are invited to join Member for Gilmore or nominee Youth representatives from the community and social service sector Tertiary Education Representatives Member for Gilmore or nominee Member for Kiama or nominee Member for South Coast or nominee	



Monthly Investment Report

August 2022

CL22.457 - Attachment 1

 <p>IMPERIUM MARKETS</p>	<p>Imperium Markets Pty Ltd ABN: 87 616 579 527 Authorised Representative of Libertas Financial Planning Pty Ltd AFSL 429 718 Phone: +61 2 9053 2987 Email: michael.chandra@imperium.markets Level 9 Suite 06, 70 Phillip Street, Sydney NSW 2000</p>
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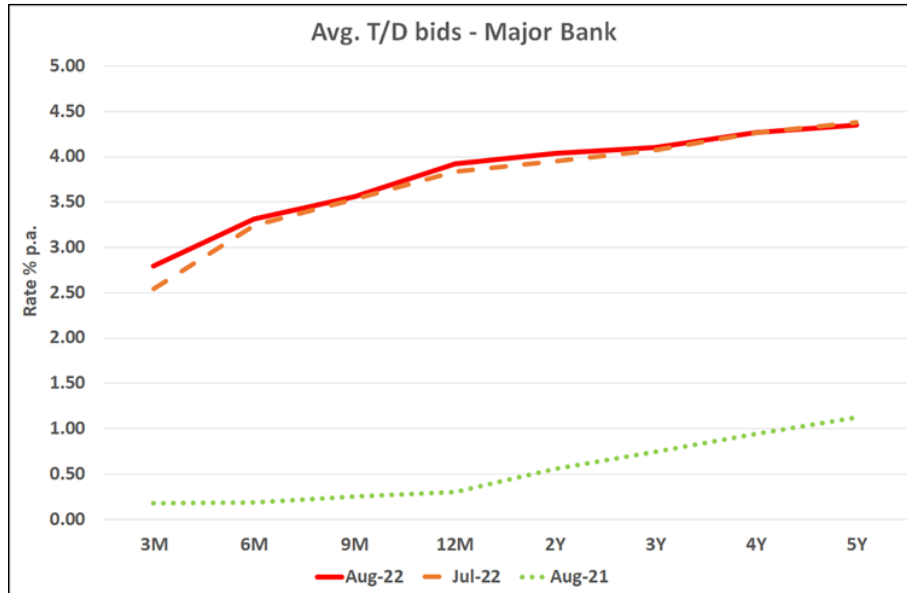
Impact of COVID-19 to Council's Portfolio

The COVID-19 pandemic has adversely impacted financial markets, which in turn, has also affected Council's investment portfolio. We provide a quick summary in this section.

After global central banks set official interest rates back to emergency levels during the height of the pandemic (2020), financial markets have transitioned to the recovery phase. Ongoing supply chain issues, China's zero-COVID strategy and the war in Ukraine has resulted in surging inflation. Longer-term bond yields have risen significantly in 2022 as central banks undertake aggressive interest rate hikes to try and control inflation. Importantly though when interpreting the stance of monetary policy, it is not just about the cash rate, but how broader financial conditions are influencing the economic outlook, **with markets now factoring the possibility of a global recession as early as the second half of 2023. The RBA increased the official cash rate by another 50bp to 1.85% in early August 2022 and is looking to move towards their neutral setting of 2½% by calendar year-end,** although the *"timing of future interest rate increases will be guided by the incoming data and the Board's assessment of the outlook for inflation and the labour market"*.

Outside of the NSW TCorp Long-Term Growth Fund, which Council only began investing in mid-July 2021, the largest impact to Council's investment portfolio is with regards to its largest exposure being assets held in bank term deposits (fixed and floating), which accounts for around ~55% of Council's total portfolio. Despite more rate rises on the horizon, given an upward sloping deposit curve, maintaining a slightly longer duration position will continue to outperform (averaging) shorter durations, particularly as markets have already factored in future rate rises.

The deposit market has seen a significant shift in longer-term deposit rates over the past year. The long-end of the deposit curve (+12 months) remained flat over August (compared to July) despite more rate rises in the near future, and partly driven by the market's expectation of an impending global recession:



Source: Imperium Markets

'New' investments above 3½% p.a. now appears likely if Council can place an allocation of its surplus funds for terms of 12 months to 2 years. With recessionary fears being priced in coming years, investors may take an insurance policy by investing across 3-5 year fixed deposits and locking in rates above 4½% p.a. (small allocation only).

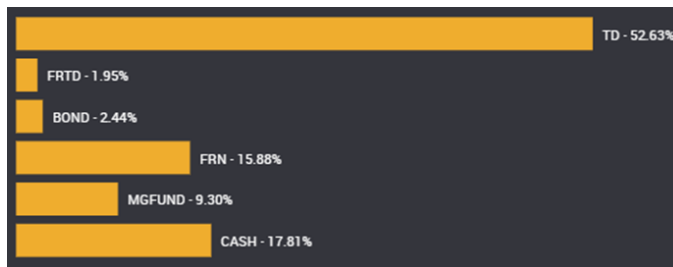


Council's Portfolio & Compliance

Asset Allocation

The majority of the portfolio is directed to fixed and floating rate term deposits, followed by liquid senior FRNs. The remainder of the portfolio is directed to the managed with TCorp, the introduction of fixed bonds with Northern Territory, as well as cash accounts.

Senior FRNs are now becoming more attractive as spreads have widened in recent months – new issuances should now be considered again on a case by case scenario. In the interim, fixed deposits for 12 months to 3 years appear quite appealing following the spike in medium-to longer-term yields in recent months. With recessionary fears being priced in coming years, those investors that can allocate longer-term surplus funds may take an insurance policy by investing across 3-5 year fixed deposits and locking in rates above 4% p.a.



CL22.457 - Attachment 1



Term to Maturity

All maturity limits (minimum and maximum) comply with the Investment Policy. Short-Medium Term (1-2 years) assets account for around 16% of the total investment portfolio, with capacity of ~\$111m remaining.

We recommend surplus funds be allocated to 1-3 year fixed rate term deposits in combination with any attractive new FRNs as they come to market (refer to respective sections below).

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0 - 90 days	\$57,546,280	28.04%	0%	100%	\$147,658,993
✓	91 - 365 days	\$67,499,846	32.89%	0%	100%	\$137,705,427
✓	1 - 2 years	\$32,000,058	15.59%	0%	70%	\$111,643,633
✓	2 - 5 years	\$29,078,283	14.17%	0%	50%	\$73,524,354
✓	5 - 10 years	\$19,080,806	9.30%	0%	25%	\$32,220,512
		\$205,205,273	100.00%			



Individual Counterparty Limits

As at the end of August 2022, all counterparty exposures comply within the Policy limits, except for AMP Bank (BBB), which was marginally overweight by \$925k. This can be addressed by withdrawing from their cash accounts. We note the AMP 31 Day Notice Account is now a sub-optimal investment given the rise in deposit yields in recent months.

Capacity limits are also dependent on the movement in the cash balances. Overall, the portfolio is well diversified across the entire credit spectrum, including some exposure to the regional bank (lower rated) ADIs.

Compliant	Issuer	Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	ANZ	AA-	\$3,510,601	1.71%	100.00%	\$201,694,673
✓	CBA	AA-	\$65,010,984	31.68%	100.00%	\$140,194,289
✓	NAB	AA-	\$39,967,800	19.48%	100.00%	\$165,237,473
✓	Northern Terr.	AA-	\$5,000,000	2.44%	100.00%	\$200,205,273
✓	NSW (SIRA)	AA+	\$3,077,000	1.50%	100.00%	\$202,128,273
✓	Westpac	AA-	\$18,005,110	8.77%	100.00%	\$187,200,163
✓	Citibank	A+	\$1,001,239	0.49%	100.00%	\$204,204,034
✓	Macquarie	A+	\$6,932,331	3.38%	100.00%	\$198,272,942
✓	Rabobank	A+	\$7,979,628	3.89%	100.00%	\$197,225,645
✓	Suncorp	A+	\$4,727,388	2.30%	100.00%	\$200,477,886
✓	Bank of China	A	\$2,484,348	1.21%	100.00%	\$202,720,925
✓	ING Bank	A	\$2,000,000	0.97%	100.00%	\$203,205,273
✓	BoQ	BBB+	\$5,000,000	2.44%	10.00%	\$15,520,527
✓	Bendigo	BBB+	\$1,646,544	0.80%	10.00%	\$18,873,983
X	AMP Bank	BBB	\$11,185,052	5.45%	5.00%	-\$924,788
✓	Auswide Bank	BBB	\$1,499,846	0.73%	5.00%	\$8,760,418
✓	MyState Bank	BBB	\$3,000,000	1.46%	5.00%	\$7,260,264
✓	Newcastle PBS	BBB	\$2,096,595	1.02%	5.00%	\$8,163,668
✓	P&N Bank	BBB	\$2,000,000	0.97%	5.00%	\$8,260,264
✓	NSW TCorp LTG	Unrated	\$19,080,806	9.30%	100.00%	\$186,124,467
			\$205,205,273	100.00%		

In late June 2022, Standard & Poor's downgraded Suncorp-Metway from AA- to A+ (negative watch). Suncorp recently announced that it is undertaking a strategic review of its banking operations. The downgrade reflects S&P's view that the Suncorp Group's likelihood of support for the bank had "slightly" diminished and that it was no longer a core part of the Group. In July 2022, ANZ (AA-) announced it was putting a bid to buy Suncorp's banking division for ~\$4bn. Should that takeover be formalised, Suncorp-Metway's (A+) current credit rating is likely to be upgraded to ANZ's (AA-).

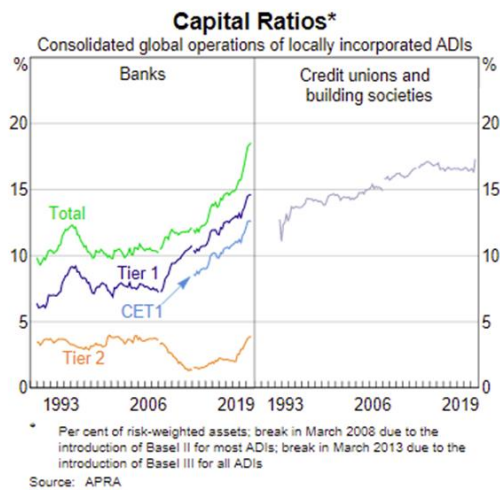
We remain supportive of the regional and unrated ADI sector (and have been even throughout the GFC period). They continue to remain solid, incorporate strong balance sheets, while exhibiting high



levels of capital – typically, much higher compared to the higher rated ADIs. Some unrated ADIs have up to 25-40% more capital than the domestic major banks, and well above the Basel III requirements.

Overall, the lower rated ADIs (BBB and unrated) are generally now in a better financial position than they have been historically (see the Capital Ratio figure below). We believe that deposit investments with the lower rated ADIs should be considered going forward, particularly should they offer ‘above market’ specials. Not only would it diversify the investment portfolio and reduce credit risk, it would also improve the portfolio’s overall returns. The lower rated entities are generally deemed to be the more ‘ethical’ ADIs compared to the higher rated ADIs.

In the current environment of high regulation and scrutiny, all domestic (and international) ADIs continue to carry high levels of capital. There is minimal (if any) probability of any ADI defaulting on their deposits going forward – this was stress tested during the GFC and the pandemic period. **APRA’s mandate is to “protect depositors” and provide “financial stability”.**





Overall Credit Quality Limits

The portfolio is well diversified from a credit ratings perspective. The portfolio is predominately invested amongst the investment grade ADIs (BBB- or higher). The allocation to the Unrated category reflects the investment in the TCorp Long-Term Growth Fund.

Pre-pandemic (March 2020), a 'normal' marketplace meant the lower rated ADIs (i.e. BBB category) were offering higher rates on term deposits compared to the higher rated ADIs (i.e. A or AA rated). But due to the cheap funding available provided by the RBA via their Term Funding Facility (TFF) since mid-2020¹, allowing the ADIs to borrow as low as 0.10% p.a. fixed for 3 years, those lower rated ADIs (BBB rated) did not require deposit funding from the wholesale deposit from the likes of Council. Given the higher rated banks had more capacity to lend (as they have a greater pool of mortgage borrowers), they subsequently were offering higher deposit rates. In fact, some of the lower rated banks were not even offering deposit rates at all. As a result, most investors placed a higher proportion of their deposit investments with the higher rated (A or AA) ADIs over the past two years.

Going forward, with the RBA now removing these cheap borrowing facilities, this has meant the lower rated banks (BBB rated) have started to become more competitive as the market starts to 'normalise'. Investors should have a larger opportunity to start investing a higher proportion of their surplus funds with the lower rated institutions (within Policy limits), from which the majority are considered to be the more 'ethical' ADIs as they generally do not lend to the Fossil Fuel industry.

All ratings categories are within the Policy limits:

Compliant	Credit Rating	Invested (\$)	Invested (%)	Max. Limit (%)	Available (\$)
✓	AAA Category	\$0	0%	100%	\$205,205,273
✓	AA Category	\$134,571,495	66%	100%	\$70,633,778
✓	A+ to A Category	\$25,124,934	12%	100%	\$180,080,339
✓	A- Category	\$0	0%	40%	\$82,082,109
✓	BBB+ to BBB Category	\$26,428,038	13%	30%	\$35,133,544
✓	BBB- & NR Category	\$0	0%	5%	\$10,260,264
✓	NSW TCorp LTGF	\$19,080,806	9%	100%	\$186,124,467
		\$205,205,273	100.00%		

¹ The RBA's Term Funding Facility (TFF) allowed the ADI to borrow as low as 0.10% fixed for 3 years: <https://www.rba.gov.au/mkt-operations/term-funding-facility/overview.html>



Performance

Council's performance for the month ending August 2022 (excluding cash) is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.16%	0.34%	0.39%	0.27%	0.44%
AusBond Bank Bill Index	0.15%	0.33%	0.35%	0.28%	0.37%
T/D Portfolio	0.11%	0.29%	0.50%	0.21%	1.09%
FRT/D Portfolio	0.22%	0.63%	1.24%	0.43%	2.46%
FRN Portfolio	0.25%	0.78%	1.51%	0.55%	2.89%
Bond Portfolio	0.09%	0.27%	0.55%	0.19%	1.08%
Council's Fixed Interest[^]	0.15%	0.42%	0.79%	0.30%	1.54%
TCorp LTGF	-0.50%	-1.15%	-4.14%	3.15%	-8.39%
TCorp Long-Term Target ^{^^}	0.50%	1.48%	2.98%	0.99%	6.00%
Council's Total Portfolio	0.07%	0.34%	0.22%	0.60%	0.25%
Performance (to Bank Bills)	-0.08%	0.01%	-0.13%	0.32%	-0.12%

[^]Council's Fixed Interest portfolio returns excludes Council's cash account holdings.

^{^^}TCorp has a target of 3.5% above inflation of ~2.5%. The long-term target is therefore 6% p.a. on an ongoing basis.

Performance (Annualised)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	1.85%	1.35%	0.77%	1.60%	0.44%
AusBond Bank Bill Index	1.84%	1.31%	0.70%	1.65%	0.37%
T/D Portfolio	1.33%	1.15%	1.00%	1.23%	1.09%
FRT/D Portfolio	2.61%	2.51%	2.48%	2.53%	2.46%
FRN Portfolio	2.97%	3.14%	3.01%	3.27%	2.89%
Bond Portfolio	1.11%	1.09%	1.09%	1.10%	1.08%
Council's Fixed Interest[^]	1.74%	1.69%	1.56%	1.77%	1.54%
TCorp LTGF	-5.72%	-4.47%	-8.05%	20.05%	-8.39%
TCorp Long-Term Target ^{^^}	6.00%	6.00%	6.00%	6.00%	6.00%
Council's Total Portfolio	0.86%	1.36%	0.44%	3.60%	0.25%
Performance (to Bank Bills)	-0.98%	0.05%	-0.25%	1.95%	-0.12%

[^]Council's Fixed Interest portfolio returns excludes Council's cash account holdings.

^{^^}TCorp has a target of 3.5% above inflation of ~2.5%. The long-term target is therefore 6% p.a. on an ongoing basis.

For the month of August, the total portfolio (excluding cash) provided a return of +0.07% (actual) or +0.86% p.a. (annualised), underperforming the benchmark AusBond Bank Bill Index return of +0.15% (actual) or +1.84% p.a. (annualised). Over the past year, the portfolio returned a positive return of +0.25% p.a., underperforming bank bills by 0.12% p.a.

The strong performance continues to be driven by the handful of deposits that were originally placed for terms greater than 12 months. Going forward, with additional rate hikes over coming months,



Council's interest income can be increased significantly by undertaking a slightly longer duration position (12-24 months), with rates on offer along this part of the curve likely to be offered at nearly double the rate compared to shorter tenors. However, the volatility of the TCorp Long-Term Growth Fund will also greatly impact returns on any month.

The T-CorpIM Growth Fund was the biggest detractor to outperformance this month, with the Fund returning -0.50% (net actual) as international shares were sold off. Despite the volatility in the Fund over the past few years, the Growth Fund has performed well over longer-term time periods.



NSW T-CorpIM Growth Fund

The Growth Fund returned -0.50% (actual) for the month of August. The losses this month were attributed to international shares (the MSCI World ex-Australia Index fell -4.39%) and the exposure to fixed bonds (e.g. AusBond Composite Bond Index fell -2.54%). Offsetting these losses were domestic shares with the S&P ASX 200 Accumulation Index gaining +1.18%.

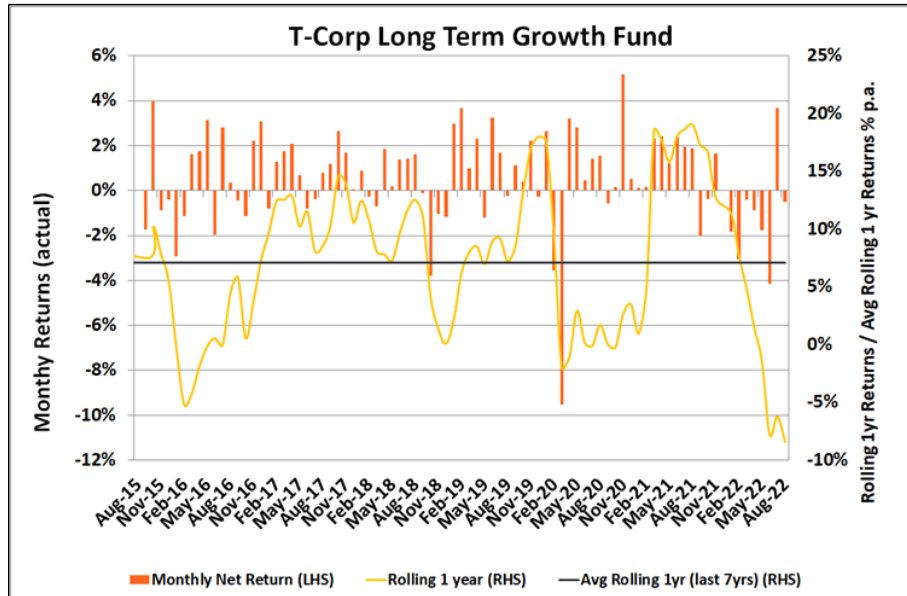
Central banks continued to deliver rate hikes as inflation has continued to make new highs in many countries. The focus was increasingly on growth risks and asset markets paid particular note to sentiment surveys where the significant concerns being expressed by consumers were increasingly being reflected by businesses. This environment is called stagflation and it does not happen very often, where growth is slowing below trend and inflation remains well above trend.

With leading indicators already signalling that the economy is slowing, a Federal Reserve focused on inflation and rates hikes is very likely to lead to a recession becoming reality. Central banks are in a tough position, as even though the double supply shocks (from the pandemic and then the Ukraine war) are largely responsible for inflation ramping higher, it is their mandate to bring it back towards target. The problem is that the supply situation needs to repair to ease many of the inflation pressures (e.g. gas). Hiking rates will dampen demand and using this tool to lower inflation means that demand will have to fall lower, probably into recession to even partly achieve their goal.

Overall, we remain cautious on the future performance of the T-Corp Growth Fund given the high volatility associated with a diversified growth fund, which generally allocates a range of 60%-80% in domestic and international shares. Investors are bracing for central banks to raise official rates more aggressively than previously anticipated to combat inflation driven by supply-chain bottlenecks, a global energy crunch and ongoing geopolitical risks.

The Fund should be looked at with a long-term view, with a minimum holding period of +7 years. Given the exposure to the volatile asset of shares, Council should expect to see, on average, a negative month once every 3 months over a long-term holding period.

Since Inception	T-Corp Long Term Fund
Negative Months	136 (~1 in 3 months)
Positive Months	262
Total Months	398 (33.2 yrs)
Average Monthly Return	+0.64% (actual)
Median Monthly Return	+1.02% (actual)
Lowest 1 year Rolling Return	-21.12% p.a. (Nov 2008)
Highest 1 year Rolling Return	+29.89% p.a. (Jan 1994)



CL22.457 - Attachment 1



Council's Term Deposit Portfolio & Recommendation

As at the end of August 2022, Council's deposit portfolio was yielding 1.43% p.a. (up 8bp from the previous month), with a weighted average duration of ~235 days (8 months).

Where possible, we recommend Council extends this average duration closer to a minimum of 12 months. With an upward sloping deposit curve, investors are rewarded if they can continue to maintain a longer average duration. As the past decade or so has highlighted (post-GFC era), we have seen too many portfolios overpay for liquidity and generally not insured themselves by diversify their funding across various tenors.

At the time of writing, we see value in:

ADI	LT Credit Rating	Term	T/D Rate
ICBC, Sydney	A	5 years	4.91% p.a.
ICBC, Sydney	A	4 years	4.78% p.a.
ICBC, Sydney	A	3 years	4.68% p.a.
ICBC, Sydney	A	2 years	4.56% p.a.
Australian Military	BBB+	3 years	4.55% p.a.
P&N Bank	BBB	3 years	4.50% p.a.
BoQ/ME	BBB+	3 years	4.50% p.a.
Westpac	AA-	3 years	4.47% p.a.
CBA	AA-	2 years	4.41% p.a.
Australian Military	BBB+	2 years	4.40% p.a.
P&N Bank	BBB	2 years	4.40% p.a.
Westpac	AA-	2 years	4.38% p.a.
NAB	AA-	2 years	4.35% p.a.

The above deposits are suitable for investors looking to maintain diversification and lock-in a premium compared to purely investing short-term. For terms under 12 months, we believe the strongest value is currently being offered by the following ADIs (dependent on daily funding requirements):



ADI	LT Credit Rating	Term	T/D Rate
AMP	BBB	12 months	4.25% p.a.
MyState	BBB	12 months	4.25% p.a.
CBA	AA-	12 months	4.22% p.a.
BoQ/ME	BBB+	12 months	4.15% p.a.
Westpac	AA-	12 months	4.14% p.a.
NAB	AA-	12 months	4.10% p.a.
Suncorp	A+	12 months	4.10% p.a.
P&N Bank	BBB	12 months	4.10% p.a.
ING	A	12 months	4.05% p.a.
CBA	AA-	6 months	3.55% p.a.

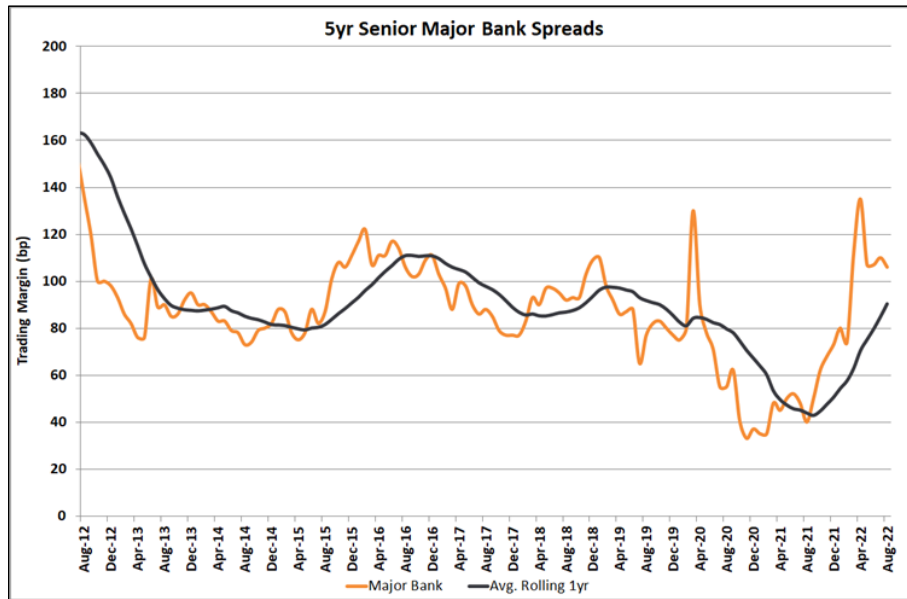
For those investors that do not require high levels of liquidity and can stagger their investments longer-term, they will be rewarded over coming years if they roll for an average min. term of 18 months to 2 years (this is where we current value), yielding, on average, up to ½%-1% p.a. higher compared to those investors that entirely invest in short-dated deposits.

With recessionary fears being priced in coming years, investors may take an insurance policy by investing across 3-5 year fixed deposits and locking in rates above 4½% p.a. (small allocation only).



Senior FRNs Review

Over August, amongst the senior major bank FRNs, physical credit securities tightened by around 4-5bp at the long-end of the curve. Major bank senior securities are now looking fairly attractive again in a rising rate environment (5 year margins around the +105-110bp level):



Source: IBS Capital

There was a noticeable pick-up in primary ('benchmark') issuances over August:

- Westpac (AA-) 3yr fixed and floating at +80bp
- CBA (AA-) 3 & 5yr fixed and floating at +80bp and +102bp respectively
- Suncorp (A+) 3yr fixed and floating at +93bp
- Mizuho (A) 3yr floating at +88bp
- HSBC (AA-) 5yr floating at +110bp
- Macquarie (A+) 1yr floating at +55bp

Amongst the "A" and "BBB" rated sectors, the securities were marked around 5bp tighter at the 3-5 year part of the curve. Credit securities are looking much more attractive given the widening of spreads in 2022. FRNs will continue to play a role in investor's portfolios mainly on the basis of their liquidity and the ability to roll down the curve and gross up returns over ensuing years (in a relatively stable credit environment).



Senior FRNs (ADIs)	31/08/2022	31/07/2022
"AA" rated – 5yrs	+106bp	+110bp
"AA" rated – 3yrs	+82bp	+88bp
"A" rated – 5yrs	+120bp	+125bp
"A" rated – 3yrs	+95bp	+100bp
"BBB" rated – 3yrs	+125bp	+130bp

Source: IBS Capital

We now generally recommend switches ('benchmark' issues only) into new primary issues, out of the following senior FRNs that are maturing:

- On or before mid-2024 for the "AA" rated ADIs (domestic major banks);
- On or before mid-2023 for the "A" rated ADIs; and
- Within 6-9 months for the "BBB" rated ADIs (consider case by case).

Investors holding onto the above senior FRNs ('benchmark' issues only) in their last few years are now generally holding sub-optimal investments and are not maximising returns by foregoing realised capital gains. In the current low interest rate environment, any boost in overall returns should be locked in when it is advantageous to do so, particularly as switch opportunities become available.

Primary (new) FRNs are now looking more appealing and should be considered on a case by case scenario.



Council's FRN Portfolio – Sale/Switch Recommendations

Over the next few months, we recommend Council sells out of the following FRN as it is yielding a low rate to maturity (less than 3½% p.a.):

Issuer	Rating	Maturity Date	ISIN	Face Value	Trading Margin	Capital Price (\$)	Unrealised Gain (\$)
WBC	AA-	16/08/2024	AU3FN0048187	\$1,000,000	+59.0bp	\$100.511	\$5,110

A switch into a newly issued (attractive) FRN is suitable. Alternatively, a switch into a term deposit yielding above 4% p.a. can be achieved with the major banks if replacing for a term between 1-2 years.

We recommend that Council retain its other FRNs at this stage. We will continue to monitor them individual and advise when it is appropriate to undertake a similar strategy to boost overall returns.

Council's Senior Fixed Bonds

In September 2020, Council has invested into the following NTTC (AA-) fixed bonds:

Investment Date	Maturity Date	Principal	Rate % p.a.	Interest Paid
15/09/2021	15/12/2024	\$3,000,000	1.00%	Annually
15/09/2021	15/12/2025	\$2,000,000	1.10%	Annually
Totals / Wgt. Avg.		\$5,000,000	1.04%	

We believe this was prudent given the low rate environment and particularly after the RBA's easing decision in early November 2020 and forward guidance towards official interest rates (no rate rises "until at least 2024").

The NTTC bonds are a 'retail' offering and not 'wholesale' issuances. Given the lack of liquidity and high penalty costs if they were to be sold/redeemed prior to the maturity date, they are considered to be a hold-to-maturity investment and will be marked at par value (\$100.00) throughout the term of investment.



Senior Fixed Bonds – ADIs (Secondary Market)

As global inflationary pressures have escalated, this has seen a significant lift in longer-term bond yields (valuations fell) as markets have reacted accordingly.

This has resulted in some opportunities in the secondary market. We currently see value in the following fixed bond lines, with the majority now being marked at a significant discount to par (please note supply in the secondary market may be limited on any day):

ISIN	Issuer	Rating	Capital Structure	Maturity Date	~Remain. Term (yrs)	Fixed Coupon	Indicative Yield
AU3CB0255776	ING	AAA	Covered	07/09/2023	1.02	3.00%	4.09%
AU3CB0258465	Westpac	AA-	Senior	16/11/2023	1.21	3.25%	4.11%
AU3CB0265403	Suncorp	AA-	Senior	30/07/2024	1.91	1.85%	4.60%
AU3CB0265593	Macquarie	A+	Senior	07/08/2024	1.95	1.75%	4.63%
AU3CB0265718	ING	AAA	Covered	20/08/2024	1.97	1.45%	4.39%
AU3CB0266179	ANZ	AA-	Senior	29/08/2024	1.99	1.55%	4.40%
AU3CB0266377	Bendigo	BBB+	Senior	06/09/2024	2.01	1.70%	4.64%
AU3CB0268027	BoQ	BBB+	Senior	30/10/2024	2.17	2.00%	4.78%
AU3CB0269710	ANZ	AA-	Senior	16/01/2025	2.38	1.65%	4.48%
AU3CB0269892	NAB	AA-	Senior	21/01/2025	2.38	1.65%	4.45%
AU3CB0270387	Macquarie	A+	Senior	12/02/2025	2.45	1.70%	4.82%
AU3CB0287415	Westpac	AA-	Senior	17/03/2025	2.54	2.70%	4.45%
AU3CB0291508	Westpac	AA-	Senior	11/08/2025	2.94	3.90%	4.42%
AU3CB0291672	CBA	AA-	Senior	18/08/2025	2.96	4.20%	4.70%
AU3CB0280030	BoQ	BBB+	Senior	06/05/2026	3.68	1.40%	5.13%
AU3CB0282358	ING	AAA	Covered	19/08/2026	3.97	1.10%	4.74%
AU3CB0284149	BoQ	BBB+	Senior	27/10/2026	4.15	2.10%	5.12%
AU3CB0286037	Westpac	AA-	Senior	25/01/2027	4.40	2.40%	4.70%



Economic Commentary

Financial markets remained volatile over August, reflecting shifting market expectations around central bank policy rates given competing forces of persistent inflation and slowing economic growth. The US Federal Reserve delivered a stern warning that the central bank's campaign to lower inflation by raising interest rates is "*unconditional*" even if it leads to pain for households, businesses and, in turn, stock prices.

In the US, the S&P 500 Index fell -4.24%, while the NASDAQ lost -4.64%. Europe's main indices were also sold off, led by France's CAC (-5.02%), Germany's DAX (-4.81%) and UK's FTSE (-1.88%).

US CPI came in slightly lower than expected. Headline inflation was 0.0% m/m vs. +0.2% expected and core inflation was +0.3% m/m vs. +0.5% expected.

The US unemployment rate dropped from 3.6% to 3.5%, matching its pre-pandemic low, partly driven by a 0.1% fall in the participation rate to 62.1%.

UK's inflation came in higher than expected at +10.1% y/y against +9.8% expected, with more to come in October when energy bills are set to rise by 75%. Food prices rose +2.3% in July and +12.3% y/y.

The Bank of England hiked rates by 50bp to 1.75%, its largest hike in 27 years, taking the Bank Rate back to pre-GFC levels. The Bank now expects headline inflation to peak at 13.3% in October and to remain at elevated levels throughout much of 2023, before falling to its 2% target in 2025. The UK is forecast to enter recession from the fourth quarter of 2022, and the recession is expected to last for five quarters.

Canada's CPI inflation showed the expected cooling of the headline rate, down to +7.6% y/y, but core measures continued to rise, with the three key measures all rising to reach a +5-5½% range.

The RBNZ raised its overnight cash rate by 50bp to 3.00%, as universally expected. The RBNZ also slightly lifted its forecast for the cash rate to peak at 4.1% next year (previously 3.95%) and signalled a high chance of 50bp hikes at each of the next two meetings in October and November.

The MSCI World ex-Aus Index fell -4.39% for the month of August:

Index	1m	3m	1yr	3yr	5yr	10yr
S&P 500 Index	-4.24%	-4.29%	-12.55%	+10.56%	+9.86%	+10.89%
MSCI World ex-AUS	-4.39%	-5.82%	-16.46%	+7.22%	+6.17%	+7.67%
S&P ASX 200 Accum. Index	+1.18%	-2.39%	-3.43%	+5.51%	+8.13%	+9.34%

Source: S&P, MSCI



Domestic Market

As expected, the RBA raised the official cash rate by 50bp to 1.85%, the third consecutive 50bp increase. The Statement repeated that *“the Board expects to take further steps in the process of normalising monetary conditions over the months ahead”*, but also added policy *“is not on a pre-set path”*. The RBA is still prioritising achieving a soft landing if inflation expectations remain anchored as they currently believe it to be.

The RBA’s Minutes flagged further hikes are on the way (*“the Board expects to take further steps in the process of normalising monetary conditions over the months ahead”*), but is ambiguous thereafter as was the post-Meeting Statement. The RBA only sees core inflation falling to 3% in 2024, while wages growth is expected to be 3.9%.

The headline wage price index (WPI) excluding bonuses number printed at +0.7% q/q and +2.6% y/y, revealing a continued acceleration in wages growth alongside the earlier tightening in the labour market.

The July unemployment rate fell by 0.1% to 3.4% (consensus 3.5%), partially driven by the participation rate falling by 0.3% to 66.4%. Overall, employment fell sharply by -41k in July following the sharp rise of +88k in June.

The trade surplus came in at \$17.7bn in June, up from a downwardly revised \$15bn May number, well outpacing consensus forecasts for a fall to \$14bn. The increase in the month was driven by a +5.1% rise in export values, led by iron ore, rural exports, and volatile non-monetary gold exports. Imports also rose in the month, up +0.7%.

Australian dwelling prices fell -1.3% m/m in July according to CoreLogic data as the pace of declines accelerated in the largest cities. Dwelling prices nationally are now 2.0% below their April peak but remain 23.3% higher than pre-pandemic April 2020 levels.

The Australian dollar fell -1½%, finishing the month at US69.02 cents (from US70.07 cents the previous month).

Credit Market

The global credit indices marginally widened over the month as risk markets were again largely sold off. They are back to their levels experienced during the start of the pandemic (Q1 2020):

Index	August 2022	July 2022
CDX North American 5yr CDS	92bp	83bp
iTraxx Europe 5yr CDS	120bp	110bp
iTraxx Australia 5yr CDS	109bp	123bp

Source: Markit



Fixed Interest Review

Benchmark Index Returns

Index	August 2022	July 2022
Bloomberg AusBond Bank Bill Index (0+YR)	+0.15%	+0.14%
Bloomberg AusBond Composite Bond Index (0+YR)	-2.54%	+3.36%
Bloomberg AusBond Credit FRN Index (0+YR)	+0.35%	+0.24%
Bloomberg AusBond Credit Index (0+YR)	-1.42%	+2.40%
Bloomberg AusBond Treasury Index (0+YR)	-2.74%	+3.55%
Bloomberg AusBond Inflation Gov't Index (0+YR)	-2.61%	+4.75%

Source: Bloomberg

Other Key Rates

Index	August 2022	July 2022
RBA Official Cash Rate	1.85%	1.35%
90 Day (3 month) BBSW Rate	2.46%	2.12%
3yr Australian Government Bonds	3.25%	2.70%
10yr Australian Government Bonds	3.60%	3.06%
US Fed Funds Rate	2.25%-2.50%	2.25%-2.50%
3yr US Treasury Bonds	3.46%	2.83%
10yr US Treasury Bonds	3.15%	2.67%

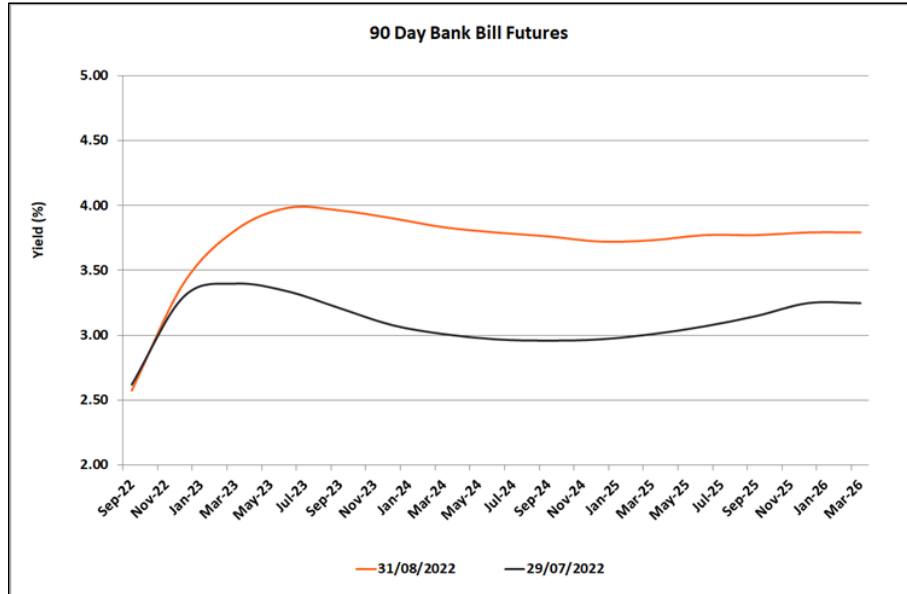
Source: RBA, AFMA, US Department of Treasury

CL22.457 - Attachment 1



90 Day Bill Futures

Over August, bill futures rose across the board reacting to global central banks commentary suggesting they are still some time away before pivoting away from their hawkish stance. The markets continue to factor in the possibility of a global recession over the next few years, highlighted by the drop in the futures pricing in 2023-2024:



Source: ASX



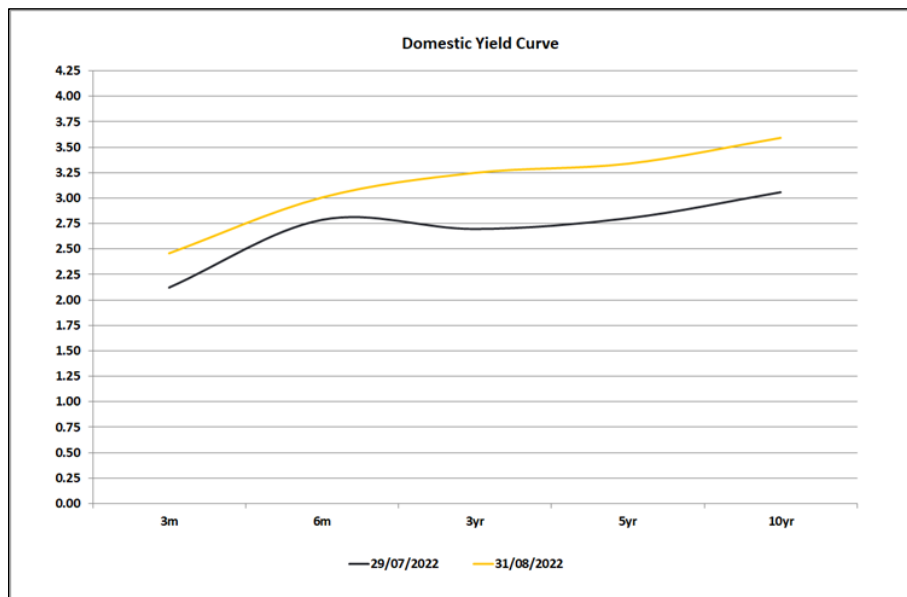
Fixed Interest Outlook

The US Federal Reserve delivered a stern warning that the central bank's campaign to lower inflation by raising interest rates is "*unconditional*" even if it leads to pain for households, businesses and, in turn, stock prices. Another 50bp hike is all but priced into their next meeting on 21st September, with the market now factoring a 75bp hike being more likely.

Domestically, the RBA's inflation forecasts were revised higher with inflation set to peak at 7.75% over 2022, remain high at 4% in 2023 and around 3% over 2024. While there is near-term uncertainty over the pace of additional rate hikes, on these forecasts, the RBA has little room to cut rates in 2023 as the market is currently pricing.

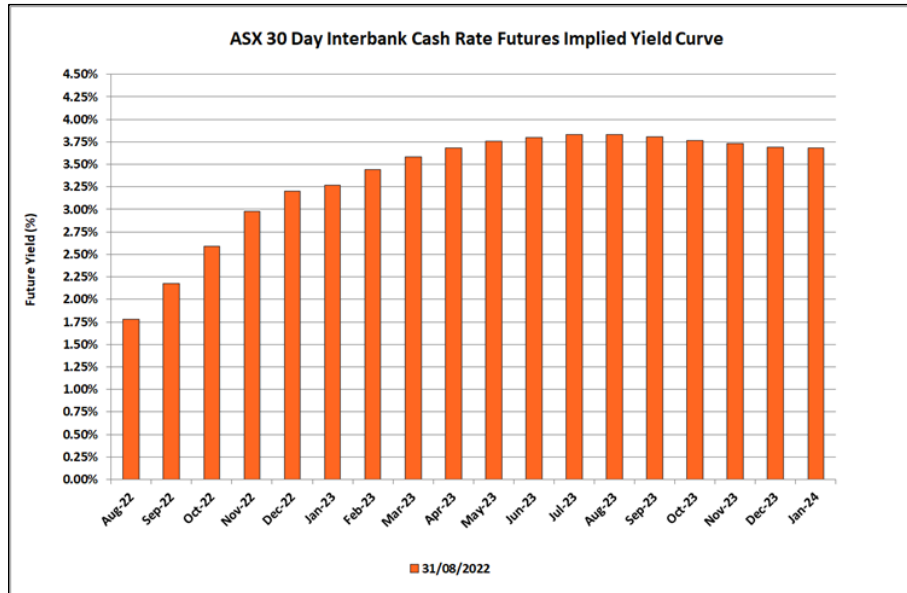
The speed of the RBA's rate rises in recent months reflects the need to rapidly recalibrate policy from emergency levels near zero to somewhat restrictive levels over a reasonably short period. The speed of the moves should help contain medium-term inflationary expectations, which the Bank continues to assess as well anchored.

The domestic bond market continues to suggest a prolonged low period of interest rates on a historical basis (10-year government bond yields just over 3%). Over the month, yields rose up to 55bp at the long-end of the curve:



Source: AFMA, ASX, RBA

Markets are currently pricing in around 7-8 additional rate rises over the next two years (up to 3%), against the RBA's neutral setting of 2%. Fears of a looming global recession have actually seen rate cuts start to be priced in towards the second half of 2023, although this seems unlikely for now:



Source: ASX

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Delivery Program Operational Plan

Quarterly Performance Report

2021-22 (April - June)



Acknowledgement of Country



We would like to acknowledge the Traditional Custodians of the land in which we gather upon today. We acknowledge their continuing connections to the land, culture and community. We pay respect to Elders past, present and future.

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Community Vision Statement

We will work together to foster a safe & attractive community for people to live, work, stay & play; where sustainable growth, development & environmental protection are managed to provide a unique & relaxed Shoalhaven lifestyle.



Our Community Snapshot



Population
107,191

Median Age

48

7,530

Local Business



41,301
Labour Force

43%

part-time workers

54%

full-time workers



4531kms
Land area



5.5%

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

9.3%

of the dwellings are
medium or high density



87.6%

of dwellings are
separate houses



21.6%

of households are made
up of couples with children

\$6.039
Billion (GRP)
Gross Regional
Product

Our Councillors

Ward 1



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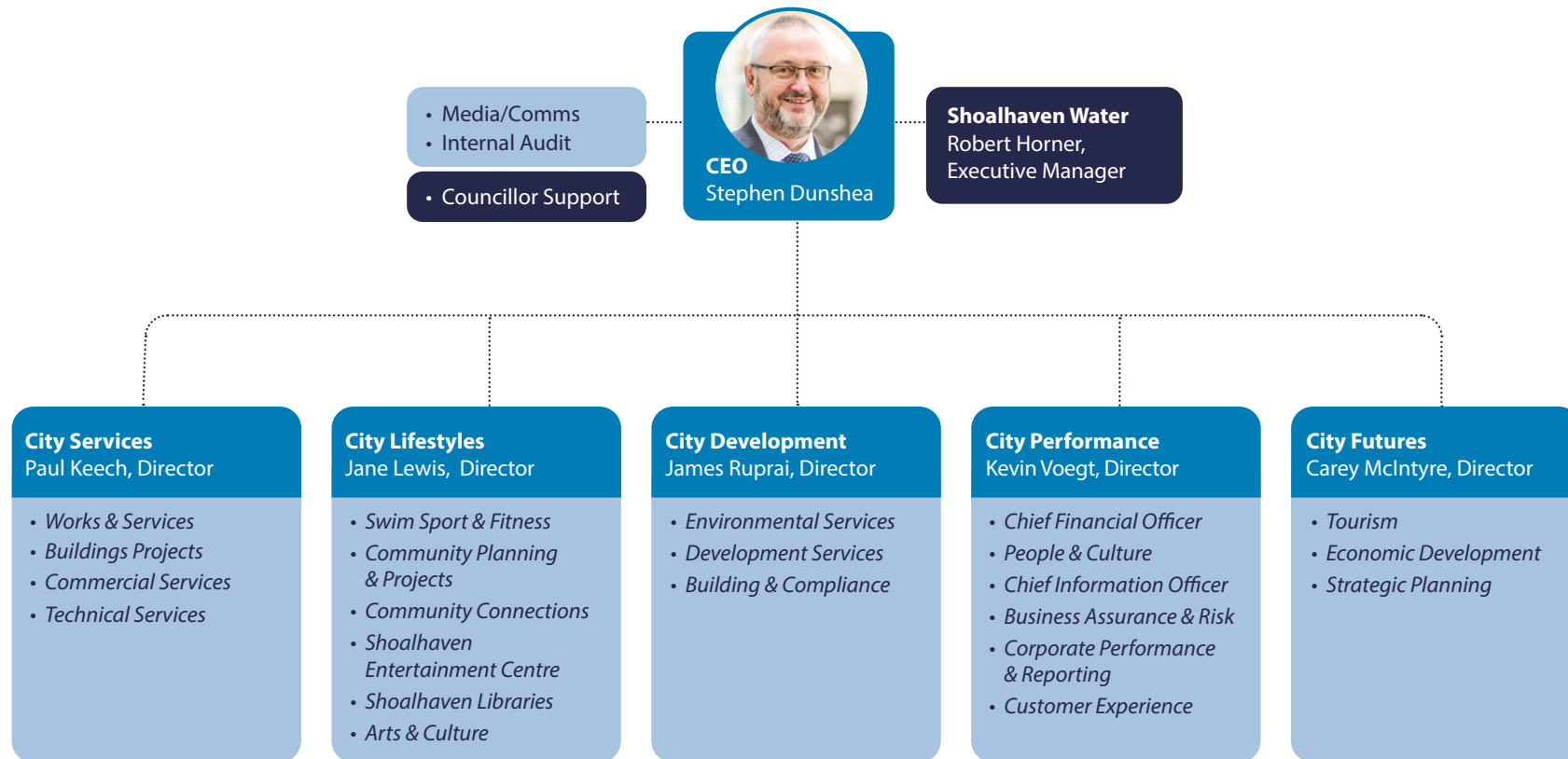


Patricia White
0447 416 329
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Amanda Findley - *Mayor*
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Executive & Organisational Structure





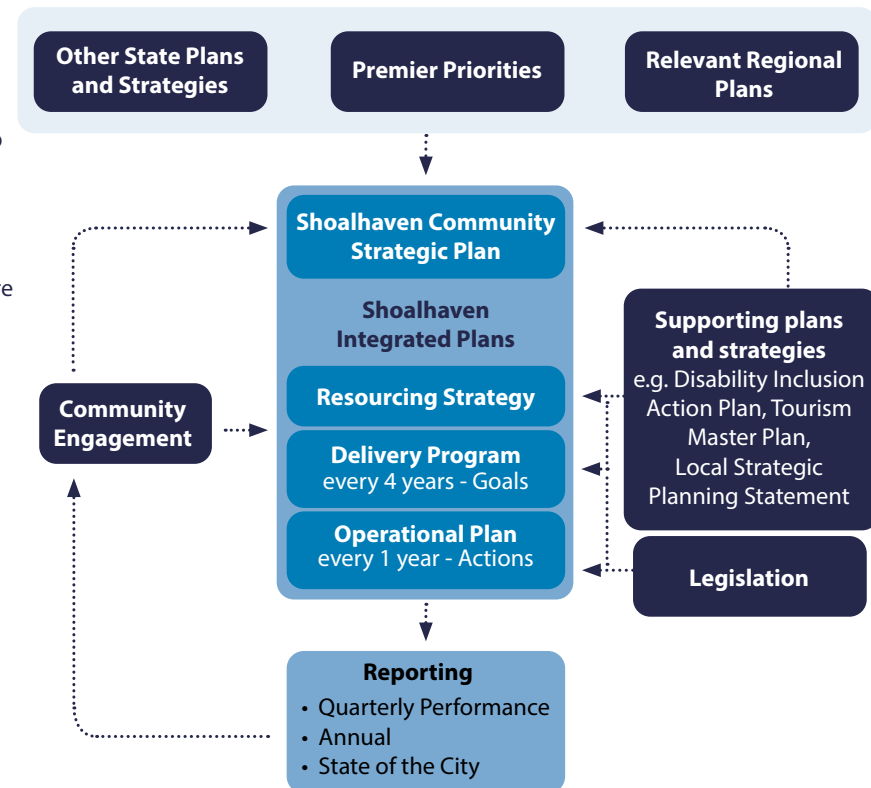
Shoalhaven's Integrated Plan Structure

The Integrated Plan is developed in conjunction with State and Regional Plans, the Resourcing Strategy, other supporting plans, Councillors, staff and community.

The community plan for the Shoalhaven over the next ten years is captured in the Community Strategic Plan (CSP). While Council will use the plan to develop its Goals and Actions, other government and non-government organisations can and will use the CSP to align their activities to meet Shoalhaven's needs.

The Resourcing Strategy is used to address the budget needs through the Long Term Financial Plan, assets required through the Asset Plan and Council's workforce through the workforce plan. The five-year Delivery Program Goals are Council's response to the Community Strategic Plan. The one-year Operational Plan Actions details what will be completed over each 12 month period.

This report provides an overview of Council's performance between April to June in delivering the 2021-22 Delivery Program and Operational Plan.





Performance Overview

The following section provides an overview of Council's progress with delivering on commitments in our Annual Plan.

This report provides a performance update on the 157 deliverables across the the four key themes and ten priority areas to 30 June 2022.

Overall progress shows:



125
Completed



19
On Track



7
On Hold



6 Needs
Attention



Resilient, Safe and Inclusive Communities

- 1.1 Build inclusive, safe and connected communities
- 1.2 Activate communities through arts, culture and events
- 1.3 Support active, healthy liveable communities



Sustainable, Liveable Environments

- 2.1 Improve and maintain road and transport infrastructure
- 2.2 Plan and manage appropriate and sustainable development
- 2.3 Protect and showcase the natural environment



Prosperous Communities

- 3.1 Maintain and grow a robust economy with vibrant towns and villages



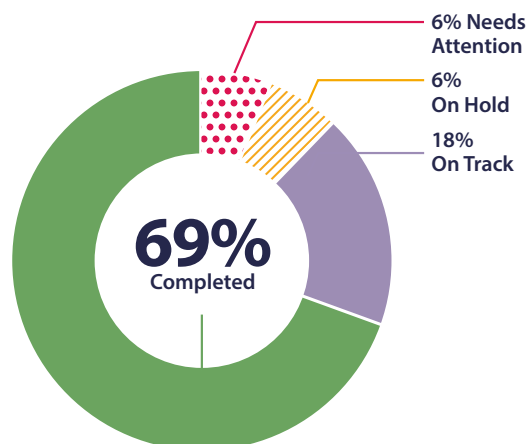
Responsible Governance

- 4.1 Reliable services that meet daily community needs
- 4.2 Provide advocacy and transparent leadership through effective government and administration
- 4.3 Inform and engage with the community about the decisions that affect their lives



Resilient, Safe & Inclusive Communities

Progress Snapshot



Highlights

- 52 Coastal Zone Management Plan short term (0-2 years) implementation actions are completed, ongoing, or significantly progressed
- Increased tonnes of material recycled to 39,894 tonnes, up 5% on last year
- Completion of Local Heritage Grants program with 8 grants issues to value of \$18,549
- 'Reconnection' facilitated visual arts workshop by Shoalhaven Regional Gallery invited children and adults to respond to phases a new public art work which was designed by Shoalhaven artist Greer Taylor
- Arty Farty Party Children's Festival held on 2nd July with highlights including circus-theatre shows FoRT and Wolfgang's Musical Circus; Gadhungal Murring Corroboree dance; and the quirky Found Objects
- Funding for the full establishment of the Shoalhaven Arts Foundation was allocated in the 2022/23 budget
- Entertainment Centre presented 6 productions between April and June with 87% participants surveyed positively rating that the Centre contributes to the cultural life in the Shoalhaven.
- A Flood Recovery Newsletter was developed by the Recovery Team, with four issues published and circulated to provide support to those effected by ongoing natural disasters
- Community Workshop for Homelessness saw more than 50 community members attend to identify whole of community initiatives to address homelessness in the Shoalhaven

Our Performance for the last 3 months

A 'good' to 'excellent' safety rating for
95% of 275 food business



Proactive Ranger patrols

700



Virtual visits to libraries

182,947

Shoalhaven Regional Gallery attracts

8,250 guests



'Reconnection' facilitated visual arts workshop



Arty Farty Party Children's Festival






Community Workshop for Homelessness

<div> <div> <div>Action Key</div> <div> <div>✓ Completed</div> <div>🔄 On Track</div> <div>⚠ Needs Attention</div> <div>🛑 On Hold</div> </div> </div> <div> <div>KPI Status</div> <div> <div>🔴 Critical</div> <div>🟡 Needs Attention</div> <div>🟢 On Track</div> </div> </div> </div>							
	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.1.01.01 Execute the duties of the Local Emergency Management Officer (LEMO)						
	Even though the LEMO role has been extremely active in emergency response following numerous floods all duties associated with the role of Local Emergency Management Officer (LEMO) are being fulfilled as well as the recent appointment of a DEPUTY LEMO.	Percentage of Shoalhaven Supporting Plans and Consequence Management Guides reviewed	80%	80%	🟢	Local Emergency Management Officer	<p>Development of Landslip Consequence Management Guide currently in progress.</p> <p>Shoalhaven Flood Plan has been reviewed by members of the Local Emergency Management Committee (LEMC) feedback provided to SES for ratification and signing by SES and Chairperson of the LEMC.</p> <p>A number of other Plans such as the Bush Fire Risk Management Plan and the Operations 52 Plan for RFS are expected to be released for public consultation in September 2022 following revision recommendation from Bushfire Enquiries.</p>



	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.1.01.02 Inspect Asset Protection Zones (APZ) and fire trails for compliance against bushfire mitigation guidelines						
	The majority of APZ's have been inspected throughout the year, with some receiving two or three inspections. Issues being identified for further work include; Vegetation encroachment onto the APZ, and encroachments from neighbouring land owners.	Percentage of Asset Protection Zones inspected	100%	92%	●	Manager - Works & Services	Resourcing in Q4 was temporarily redirected to Natural Disaster work and as a result all inspections were not completed.
		Percentage of Asset Protection Zones maintained	100%	83%	●	Manager - Works & Services	Due to the weather conditions in Q4 contractors were unable to get heavy machinery into some sites and as a consequence some works will be carried over into the 22/23 FY.
✓	1.1.01.03 Annual audit of Council's responsibilities within the Shoalhaven District Bushfire Plan						
	Additional 'Assets' have been entered onto the 'Guardian' system that did not previously appear under the current Bushfire Plan.	Audit completed, certified bushfire mitigation works assessed and asset custodians notified of rectification works by June 2022	100%	83%	●	Manager - Works & Services	Due to the weather conditions in Q4 contractors were unable to get heavy machinery into some sites and as a consequence some works will be carried over into the 22/23 FY.


	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.1.01.04 Advocate for legislative change to allow the implementation of measures to assist protection of Shoalhaven urban areas from future bushfire attack						
	Planning Proposal (to amend Shoalhaven LEP 2014) to enable rebuilding follow a natural disaster (including bush fire) adopted during the report period.	Number of advocacy initiatives	Count	4	●	Manager - Strategic Planning	Submissions made on Council's behalf on the following initiatives: <ul style="list-style-type: none"> • Faster Local Assessment Program • NSW Flood Inquiry • Greenfield Housing Code Maps • Employment zone reform
✓	1.1.01.05 Undertake community engagement to enhance the understanding of Emergency Management Arrangements within NSW						
	Several community engagement meetings have been attended by the Local Emergency Management Officer relating to education of the community with a focus on vulnerable groups such as elderly and impacted communities i.e. Kangaroo Valley and Sussex Inlet to reassure and educate the community on arrangements in place.	Number of community engagement sessions undertaken to enhance the understanding of NSW Emergency Management Arrangements	4	7	●	Manager - Technical Services	Several community engagement meetings have been attended by the Local Emergency Management Officer relating to education of the community with a focus on vulnerable groups such as elderly and impacted communities ie Kangaroo Valley and Sussex Inlet to reassure and educate the community on arrangements in place.




	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
➤	1.1.01.06 Implement high priority actions (0 -2 years) in the certified Coastal Zone Management Plan						
	High priority actions remain on track for completion. Lower priority actions are being assessed for re-adoption in Council's Open Coast and Jervis Bay CMP.	Number of priority actions implemented	Count	42		Manager - Environmental Services	As of June 2022, all 52 CZMP short term (0-2 years) implementation actions are completed/ ongoing/significantly progressed. 42 of the 52 actions are considered completed or ongoing - forming part of best practice coastal management for Council.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
 1.1.01.07 Develop and implement initiatives to encourage help-seeking and to build community understanding of Mental Health issues and available supports - including newsletters and other publications						
<p>Community support was more important than ever in this quarter due to the impact of the East Coast Low in March.</p> <p>The cumulative affect of ongoing natural disasters for the Shoalhaven Community is a concern for our community. Health & Wellbeing messages are important at this time.</p> <p>Bushfire recovery support continued with the Recovery HUB at Ulladulla.</p> <p>Additional support was provided to flood affected community.</p> <p>Pop Ups were held with mental health support available and referrals made as appropriate by the Outreach Time.</p> <p>Social media posts were provided to the communications team.</p> <p>A Flood Recovery Newsletter was developed by the Recovery Team, with four issues published and circulated.</p> <p>The Bushfire Recovery Newsletter continued with Mental Health messaging as a key component.</p>	Number of initiatives that engage partner organisations	Count	67		Manager - Community Connections	<ul style="list-style-type: none"> Youth Week Doing It Tough Guide (with Path2Home) Showground Fortnightly Catch-Ups Emergency Preparedness for Older Adults Interagency network meetings Community Grants Program (Wellbeing, Youth Inclusion) SCC Section 355 Advisory Committees (including Aboriginal Advisory Committee, Youth Advisory Committee, Inclusion & Access Advisory Group and Shoalhaven Homelessness Taskforce) Community Workshop for Homelessness Disability Expo Planning Group Thrive Together Fair Working Group




Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Number of events (workshops/ expos/info nights) completed	Count	5	●	Manager - Community Connections	<ul style="list-style-type: none"> • Open Air Cinema • Youth Week • DCJ Yarning Circle
	Percentage of partner organisations reporting new help seeking activities	80%	100%	●	Manager - Community Connections	<ul style="list-style-type: none"> • Fortnightly Showground Meetings - SCH, SALT Ministries and Vinnies have reported 8 new clients through this initiative. These clients have been linked into services which provide crisis and wrap around support and accommodation. This represents 100% of organisations who attend meetings. • Homelessness Interagency • Disability Forum • Shoalhaven Anti-Poverty Committee

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.1.01.08 Deliver the Shoalhaven Community Recovery Into Resilience Project						
	<p>Stream 1 - Community Resilience Planning This project had been delayed due to COVID. There have been two online workshops, one face to face workshop on June 24 with another planned for July 22. The project is on track to be completed by the end of the year.</p> <p>Stream 2 - Community Readiness Community Pop-Ups were scheduled for March. Wandandian and Sussex Inlet went ahead as planned but the rest were postponed due to the flood event in March 2022.</p> <p>The Pop Up engagement approach has changed to deliver RRP information to community by attending CCB community meetings. To date presentations have been held at Kangaroo Valley and Callala Beach. These presentations were well received. Community Information in the form of an Evacuation Checklist and Emergency preparedness contact details are distributed at these presentations and promote good discussion. These will be mailed out to rate payments with the annual rate notice for 2022/23 year.</p> <p>Street signage for both the facility and the street location has been developed. Consultation has occurred with the facilities Management Committees on this signage. Council is working with Traffic NSW to ensure Street Signage Standards are adhered to. Community Information sessions and installation of street signage is planned to be completed by the end of Quarter 1.</p>	Support development of the Long Term Community led Resilience Plan	100%	100%		Manager - Community Connections	<p>Prepared for and participated in community workshops on 29 April and 24 June.</p> <p>To improve participation of under-represented Aboriginal community, negotiated alternative workshop date and Aboriginal staff member to attend but 9 June workshop postponed due to isolation requirements of facilitator and Aboriginal community members and staff member were unable to attend on subsequent date.</p>



Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
Stream 3 - Power and Comms Infrastructure for the Solar Panels and Batteries are installed in the facilities. VOIP 2 way communications and the information screens are being rolled out. There have been COVID supply chain issues which have delayed the installation. The information dashboard is an ongoing work in progress with dedicated support from the Council Communications Team. A technology user guide for the Management Committees is an ongoing work in progress. Stream 3 is on track to deliver by the end of the Calendar Year.	Deliver the agreed communications and power infrastructure installations	100%	70%		Manager - Community Connections	All sites now have the solar and battery infrastructure installed. Screen positioning and placement has now been confirmed at all facilities. There have been supply chain issues with screens. 14 x single sided 55" SAMSUNG information screens, two x 49" double sided screens and all VOIP telephones have been received at SCC. Screen fitment will commence this quarter. Discussions with NBN are ongoing and connection to NBN services to all facilities is subject to a tender that is being developed.


	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.1.02.01 Consult the community on the development and planning of Community facilities						
	Council continues to consult with the community during the planning and delivery of new facilities and infrastructure. Consultation aims to inform and collaborate with the community, to guide the planning process. Consultation includes new and upgraded infrastructure projects, master planning, and policy review. Current projects include Boongaree, Sanctuary Point Library, Bay and Basin Leisure Centre, Ulladulla Sports Park including skate park, Park Road Netball Courts, South Nowra.	Continue to develop masterplans for Council parks, reserves and sportsgrounds	100%	100%		Manager - Community Planning & Projects	Council continues to develop and schedule master planning of open spaces. Master Plans currently underway include: Nowra Showground, Berry Showground, Ulladulla Sports Park. Upcoming master plans are outlined in Social Infrastructure Planning's priority list, in line with MIN22.443
		Review and update the Access Areas for Dogs Policy including signage and guide	100%	100%		Manager - Community Planning & Projects	Council has completed the community consultation phase of the review of the Access Areas for Dogs Policy. An update report was sent to the Ordinary meeting of Council in April 2022. Council is now preparing a draft revised policy for public exhibition and Council endorsement. The relevant environmental assessments for proposed access areas will commence in the second half of 2022.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
➤	1.1.02.02 Undertake social mapping to identify community needs						
	<p>Learnings from training on evaluative practice were used to refine the flexible engagement tool that has been developed to guide conversations and help identify social needs. This will allow information gathered to best inform future work.</p> <p>For the Community Needs Assessments in Bushfire Affected Communities project, the consultation methodology for the 15 identified fire-impacted communities was finalised including interview, workshop and survey formats. The consultation schedule for the next quarter was planned and the pilot stage of consultation commenced in Sassafrass, Sussex Inlet and Fishermans Paradise.</p> <p>The BBRF funded community mapping was unable to completed within the funding deadline due to COVID and other challenges engaging with the community. This work will be included in future work plans and absorbed into business as usual.</p>	Number of social maps and/or community needs assessments completed for selected communities	1	1	●	Manager - Community Connections	<p>The consultation methodology for 15 fire-impacts communities was finalised including interview, workshop and survey formats.</p> <p>The consultation schedule for the next quarter was planned and the pilot stage of consultation commenced in Sassafrass, Sussex Inlet and Fishermans Paradise.</p>

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.1.02.03 Coordinate and support community development programs and events in the Shoalhaven						
	Severe weather has impacted a number of events that were due to take place and unfortunately had to be cancelled or re-scheduled. The team have been busy this quarter delivering events and activities to support social connection and wellbeing although have noticed a reluctance for the community to engage with social events and activities. We have seen a significant increase in community applying for grants to deliver events and activities and the community grants program (including Wellbeing, Seniors Festival and Youth Week) has been heavily over-subscribed. The team continues to work closely with community through new and established partnerships to plan and coordinate events for the next quarter including NAIDOC, Homelessness strategies and response events/activities and Youth. Some events of note have been the Emergency Preparedness for Older Adults, while there were challenges with attendance at some sessions due to weather, the events which were attended by community have received excellent feedback and requests for more sessions. In addition the Community Workshop for Homelessness saw more than 50 community members attend to identify whole of community initiatives to address homelessness in the Shoalhaven.	Number of community events coordinated and supported including NAIDOC, Youth and Seniors Weeks	1	4		Manager - Community Connections	<ul style="list-style-type: none"> Community Grants Program Seniors Festival & Youth Week Grants program funding events and activities NAIDOC Emergency Preparedness for Older Adults Community Workshop for Homelessness
		Number of Targeted Early Intervention Program initiatives supported and coordinated	Count	7		Manager - Community Connections	<ul style="list-style-type: none"> Interagency network meetings Thrive Together Fortnightly Showground Catch-ups

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.1.02.04 Partner with relevant agencies in the response to and recovery from the coronavirus pandemic						
	Council's management team continue to monitor COVID numbers across the organisation and adapt staffing arrangements accordingly. Council continues to refer businesses and tourism operators to available NSW and Federal Government COVID recovery support. Throughout the year, Council have followed direction from NSW Health and adhered to COVID safety plans for each facility.	Number of partnership initiatives in response to coronavirus pandemic	Count	4	N/A	Manager - Corporate Performance & Reporting	Initiatives delivered with NSW Health, Lifeworks well-being platform, NSW Government recovery grants and Federal Government assistance packages.
✓	1.1.02.05 Work with stakeholders to implement child safe standards to support the organisation and put strategy in place to keep children safe						
	Ongoing implementation will continue with Community Connections teams and a recommendation for a consultant to assist.	Child Safe standards implemented by June 2022	100%	50%	●	Manager - People & Culture	Engagement of consultant proposed to progress implementation.
✓	1.1.03.01 Conduct and respond to biennial WHS inspections at public halls and management committee facilities across precincts						
	Councils Facilities Officers and Safety Implementation Officer work closely with Management Committees to undertake Work Health & Safety inspections at public halls and facilities.	Percentage of scheduled facility inspections completed and actioned	100%	100%	●	Manager - Shoalhaven Swim Sport Fitness	Facilities Officers and the Safety Implementation Officer have worked with Council staff and Management Committees in completing facility inspections. Facility inspections scheduled for 2021/22 are complete, the remainder to be carried out in 2022/23.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.1.03.02 Shoalhaven Regional Gallery to deliver Art Workshops and curriculum education programs across the Shoalhaven						
	<p>Shoalhaven Regional Gallery has sold-out several public programs and continually receives positive and encouraging feedback from audience and external stakeholders. Each program initiative is designed to complement our exhibitions and provide an accessible opportunity for audience to engage with exhibiting artists.</p> <p>We offer a combination of ticketed and free programs, for example, hands-on experiences, artist-talks, or panel conversations. We engaged each exhibiting artist in dynamic programming that attracted children, adults, primary and secondary school students. We also worked with numerous members from Shoalhaven Woodcraft Society, Nowra Spinners & Weavers and Shoalhaven Potters, as part of our annual exhibition.</p> <p>Their Demonstration Day successfully attracted audience to the Gallery and exhibitions. Each programming initiative further broadens and positively strengthens the Gallery's profile in the Shoalhaven community.</p>	Number of Pop Up Art workshops delivered to outlying areas	2	7		Manager - Arts & Culture	<p>In this period the Gallery has delivered a workshop at Shoalhaven Entertainment Centre as part of ReConnection Festival. The workshop referenced Greer Taylor's public artwork, providing participants an opportunity to deeply engage and reflect. This was highly popular with all attendees at the event.</p>

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Number of Students participating in curriculum based programs	200	169		Manager - Arts & Culture	Successfully delivered a film making workshop series for Secondary School students and four workshops to primary school students. Both initiatives provided an excellent opportunity to broaden the Gallery's audience reach by introducing people to the Gallery and our services. Parents and/or guardians were also offered further information about our Art after School and School Holidays programs when they dropped off and picked up their Primary aged children in the workshops. Subsequently saw an increase in our Winter School Holiday bookings. Further strategic work is also happening for our Educational programs, which will be promoted to Schools for 2023 bookings.






	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.1.04.01 Provide recycling and waste management services to the community						
	Services continue to be provided efficiently. The impacts on staff numbers from COVID and the consequences of excessive rainfall during the financial year have been negated by sound management, agile staff and a customer focused culture.	Reduce total waste to landfill per person	606	637	●	Manager - Waste Services	The additional waste accepted due to the floods and severe weather conditions have impacted significantly on the total waste to landfill.
		Percentage increase recovery of waste year on year	2%	5%	●	Manager - Waste Services	Increase from 38,093 tonnes recycled to 39,894 tonnes.
✓	1.1.04.02 Deliver recycling and waste capital projects						
	Budget committed to projects through purchase orders, with some rolled over to the new year due to weather delays.	Materials Recovery Facility (MRF) developed, constructed, and commissioned by 30 June 2022	100%	25%	●	Manager - Waste Services	Contracts have been awarded for the construction of the shed and for the manufacture and installation of the sorting equipment. Excessive rain events have delayed progress on the earthworks and still awaiting DA approval.
		Bioelektra Processing Facility Development Approval and EPA licence obtained and construction commenced by 30 June 2022	100%	100%	●	Manager - Waste Services	Approvals granted, site clearing commenced and construction contractor on site.



Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Landfill extension preparatory works 30 June 2022	100%	100%	●	Manager - Waste Services	Preparatory works undertaken. Future detailed works will commence according to the program, the timing of which will be affected by the commencement of the Bioelektra facility.
 1.1.05.01 Undertake projects in the Strategic Planning Works Program to meet community needs regarding housing and the built environment including Affordable Housing Strategy, Ulladulla Settlement Strategy and review of Shoalhaven economy						
Range of projects continuing, including the review of the Milton-Ulladulla Structure Plan, advancement of the Coomea Street (Bomaderry) Affordable Housing Project and exhibition of the Moss Vale Road Urban Release Area Planning Package and Callala Bay Planning Proposal for community comment.	Annual Council report on Strategic Planning Works Program by June 2022	100%	100%	●	Manager - Strategic Planning	Report on the strategic planning works program to be presented to Council in July 2022.


	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
!	1.1.06.01 Perform the duties required to ensure the satisfactory operation of on-site sewage management systems						
	Program continued to uphold public safety and the protection of the environment. Following consultation with affected ratepayers, on 23 May 2022, Council adopted to apply an itemised On-site Sewage Management (OSSM) charge on applicable Annual Rates Notices, effective from 1 July 2022. This change in payment from an application fee to a levied charge for on-site sewage management not only provides a better service to our customers, but also facilitates improved processes and efficiencies within this program.	Percentage of planned on-site sewage management systems inspections completed	100%	63%	●	Manager - Environmental Services	1,133 inspections, or 63 % of the planned number of inspections for 2021/22 were completed. This lower percentage is attributed to a combination of impacts from Covid-19, competing work priorities (including pollution investigations, referrals and grant-funded projects) and the on-going wet-weather. Ambient conditions have caused ground saturation, impeding Council's capacity to complete accurate inspections of the performance of on-site sewage management systems.
		Percentage of follow up regulatory action commenced in response to failed on-site sewage management system inspections	100%	99%	●	Manager - Environmental Services	Follow up regulatory action was commenced on the majority of non-compliant systems. Action was not commenced in 11 instances due to further investigations being required to ascertain the fullest extent of information.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.1.06.02 Undertake environmental health regulatory inspections to ensure compliance with legislative standards						
	100% of semi-public swimming pool inspections were completed.	Percentage of planned environmental health inspections completed	100%	100%	●	Manager - Environmental Services	All scheduled environmental health inspections were completed for the period 2021/2022.
		Percentage of follow up regulatory action commenced in response to failed environmental health inspections	100%	100%	●	Manager - Environmental Services	Regulatory actions commenced in response to failed environmental health inspections were all actioned. 2 Prohibition Notices were issued under the Public Health Act and premises have complied with Prohibition Notices.
✓	1.1.06.03 Undertake swimming pool inspections in accordance with the adopted program						
	A total of 96 swimming pool inspections were undertaken within the reporting period. 16 issues were raised through referrals or internal identification, with inspections undertaken within 72 hours for those of a high risk nature.	Percentage of planned swimming pool inspections completed	95%	40%	●	Manager - Certification & Compliance	A total of 16 merits were received in the period and all were inspected. The merits included unauthorised pools and referrals from private certifiers. The unauthorised pools are considered a high risk and they were inspected within 72 hours of notification in accordance with the legislative requirements.



	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.1.06.04 Ranger Services undertake proactive patrols in order to meet the needs of the community and Council						
	Council undertook a total of 700 proactive patrols for the period. These include 383 beach patrols, 291 general patrols other than beaches (Showgrounds, Council Assets, Illegal Dumping and Camping Hot Spots, Boat Ramps and Inland Reserves) and 26 school zone patrols. Council's Ranger Services has actioned a total of 903 incidents in the period. Of these, 427 related to animal management complaints and 476 related to illegal dumping, parking, abandoned vehicles, camping, tree vandalism and a range of unauthorised activities on public land.	Number of proactive ranger patrols	3000	2,579	●	Manager - Certification & Compliance	Rangers have reported a total of 700 proactive patrols for the reporting period. These include 383 beach patrols, 291 general patrols other than beaches (Showgrounds, Council Assets, Illegal Dumping and Camping Hot Spots, Boat Ramps and Inland Reserves) and 26 school zone patrols.
ⓘ	1.1.06.05 Undertake retail food regulatory inspections to ensure compliance with legislative standards						
	For the financial year 2021/22, 529 Primary Inspections and 40 Re-inspections of retail food businesses were undertaken. The overall compliance rate for the year was 95%. Enforcement action comprising Warning letters, Improvement Notices and Penalty Infringement Notices were used to address the 5% of retail food businesses that were found non-compliant after the Primary Inspection.	Percentage of businesses achieving 'good' or 'excellent' food safety star rating	80%	95%	●	Manager - Environmental Services	275 food hygiene inspections were completed in Quarter 4 (2021/2022). the Scores on Doors statistics (%): <ul style="list-style-type: none"> • 162 premises had 5 Star rating (59%) • 72 premises had 4 Star rating (26%) • 28 premises had 3 Star rating (10%) • 13 premises received no Star rating (5%)



Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Percentage of follow up regulatory action commenced in response to failed food hygiene inspections	100%	100%		Manager - Environmental Services	<ul style="list-style-type: none"> 275 audit reports distributed (529 YTD). 3 Improvement Notices issued 3 Fines (Penalty Infringement Notices) (16 YTD - Improvement notices and PINs) 0 Prosecutions
 1.1.07.01 Liaise with the Rural Fire Service Strategic Planning Committee to deliver assigned and future projects for emergency service facilities						
<p>RFS Strategic Planning Committee conducted 8 June 2022. Shoalhaven District Liaison meeting was also held on this date.</p> <p>Updates provided on the status of current projects and future priority projects amended. Financial progress report reviewed.</p> <p>Monthly Capital works update meetings were conducted on 28 April, 26 May 2022.</p>	Number of RFS Strategic Planning Committee meetings held	1	1		Manager - Building Services	Period Meeting for the RFS Strategic Planning Committee held on 8 June 2022.
 1.1.07.02 Review and update State Emergency Service and Rural Fire Service Building Services agreement						
<p>Agreement has been reached on the management of emergency facilities with a draft RFS agreement currently at an advanced stage of development. The aim is to keep RFS / SES agreements largely consistent. Although the process has been impeded by agency staff turnover and operational demands, engagement and consultation are scheduled within the first quarter 2022.</p>	Agreement reviewed and updated by June 2022	100%	75%		Manager - Building Services	Draft agreements are at an advanced stage of development; however, they have been impeded by operational demands. Engagement and consultation are scheduled within the first quarter 2022.




	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.2.01.01 Undertake strategic investigations to support Arts & Culture in the Shoalhaven						
	<p>The Arts and Culture team continue to progress a range of strategic initiatives to support the growth of Arts and Culture in the region. The South Coast RADO and the Shoalhaven Arts Foundation initiatives are now well progressed and moving to establishment phases. The Streets as Shared Spaces Public Art project and the Digital Buzz Museum Digitisation project are now at completion and acquittal phase.</p> <p>Opportunities for public art continue to grow and are supported through the Arts Board Grant Program - this funded program has provided \$37,000 to 7 individuals and groups to undertake various arts related activities.</p>	Investigate opportunities for a Regional Art Development Officer in conjunction with Create NSW	100%	100%		Manager - Arts & Culture	<p>The South Coast Regional Arts Development Office (RADO) is now established with the founding board continuing to work towards appointment of an executive officer and other staff. Council staff continue to have regular communication with the Create NSW Project Officer and the Chair to support their activities and seek opportunities for collaboration. Council has nominated its Councillor RADO Board Member and supporting professional member of staff.</p>





Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Complete investigation into a Shoalhaven Children's Festival in conjunction with Shoalhaven Entertainment Centre and Shoalhaven Regional Gallery	100%	100%		Manager - Arts & Culture	The Arty Farty Party was held on July 2nd at the Shoalhaven Entertainment Centre in conjunction with Shoalhaven Regional Gallery and Shoalhaven Libraries. Festival highlights included circus-theatre shows FoRT and Wolfgang's Musical Circus, Gadhungal Murring Corroboree dance and the quirky Found Objects.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.2.01.02 Shoalhaven Regional Gallery to deliver a diverse program of arts and cultural activities that cater for audiences across the Shoalhaven						
	<p>During this quarter Shoalhaven Regional Gallery delivered a diverse range of exhibitions and activities to a wide audience across the Shoalhaven. The Gallery displayed four exhibitions, including a travelling solo exhibition by a prominent Australian contemporary artist, and an exhibition by a well-respected Sydney artist and art educator.</p> <p>Alongside these shows was a show by an established local artist and a community exhibition, 'Creative Moments' - the annual display of work by three local community artist and maker groups. These exhibitions attracted large numbers of viewers, and supported practical workshops and art activities.</p> <p>Term based classes were held for adults and children, and this quarter an exciting workshop led by artists and local filmmakers mentored local high school students. There were also term based classes for adults and children, a demonstration day by local artisans, two interactive artist talks, a panel discussion and an artist-led workshop. All events were well attended and well received.</p>	Number of people paying to attend public programs	500	204	●	Manager - Arts & Culture	<p>Delivered a successful workshop with Graham Blondel and a panel conversation that referenced Zanny Begg's film, The Beehive - which expanded our audience reach to include critical conversation and practical-hands-on experiences. Art after School and Adult Learning utilised exhibiting artists to inform class activities. Artist Lissa Barnum provided an artist talk to the Art after School program. Additional Monday class added to accommodate higher demand for the 8-12 year olds. Thematic learning in Art after School will focus on a new theme each term. These changes strengthen the program and expand our audiences. Year to date numbers is still overall affected by the impacts of COVID.</p>





Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Number of visitors to Shoalhaven Regional Gallery	32,000	21,789		Manager - Arts & Culture	KPI drastically affected by COVID lockdown period in 2021 (August to October) and COVID high alerts in December/January. Numbers have recovered considerably well since March 2022 and are showing continuous growth.
	Percentage of visitors 'likely or very likely' to recommend the gallery	50%	70%		Manager - Arts & Culture	This quarter, 70% of surveyed visitors were likely or very likely to recommend the Gallery. Feedback includes comments such as: 'Keep exhibiting quality art and craft'; 'Always a joy to visit'; 'I would like to see an established collection as well as individual exhibitions'; 'The exterior is a bit intimidating for casual visitors'.






	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.2.01.03 Shoalhaven Entertainment Centre will curate and deliver an inclusive Annual Season of shows, events and public programs for 2021-22 reflective of our diverse community						
	Shoalhaven Entertainment Centre's 2022 Seasons were launched in December 2021. To date we have delivered 9 productions in our 2022 Season. We had a double-sellout in The Studio for the children's production Alphabet of Awesome Science. We are receiving consistently high responses from audiences to our Culture Counts social impact surveys.	Percentage of audience members' positive perception of the Centre's contribution to cultural life in the Shoalhaven	85%	87%		Manager - Shoalhaven Entertainment Centre	Across the six productions presented between April and June in the 2022 Season the cultural contribution score average is 86.6per cent. <ul style="list-style-type: none"> • 81% - Alphabet of Awesome Science - children's show • 92% - Jane Eyre - drama • 84% - Lloyd Webber and Friends - Morning Matinee • 85% - 13 Storey Treehouse - children's production • 87% - THREE - contemporary dance • 91% - Sydney Symphony Orchestra - concert

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Rebuild attendance at ticketed performances at the Shoalhaven Entertainment Centre	25,000	16,485		Manager - Shoalhaven Entertainment Centre	For the period of time the Centre has been open and operational visitation was 16,485. The target figure of 25,000 was based on a 12 month operating period - this was not achievable given the Centre was closed from August 2-November 29 2021 due to COVID restrictions and then December 24, 2021 until April 11, 2022 for compliance works. For the period of time that the Centre has been open the visitation has been strong.
 1.2.01.04 Deliver Live and Local Shoalhaven to engage with the sector and increase live music performance opportunities						
Site visits have been held with the Live and Local Shoalhaven working group members and we are now planning for the Live and Local MicroFestivals to proceed in the Nowra CBD and Milton CBD in Spring 2022. The Live and Local stage was activated at the Reconnections event featuring four acts on the SEC forecourt in June and was a success.	Number of Live and Local microfestivals featuring Shoalhaven musicians	1	1		Manager - Shoalhaven Entertainment Centre	A Live and Local Microfestival was held at the Shoalhaven Entertainment Centre as part of the Reconnections family friendly day to test and evaluate the Streets as Shared Spaces forecourt landscaping and public art project. The four Live and Local acts performed on the new outdoor portable stage.



	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.2.01.05 Prepare Shoalhaven Live Music Action Plan						
	The Live and Local Action Plan will be prepared following a public forum in Q2 2022.	Live Music Action Plan prepared for Council adoption by June 2022	100%	35%		Manager - Shoalhaven Entertainment Centre	Preparation of the Live Music Action Plan has been delayed by the impacts of COVID and COVID restrictions which has prevented the development of the MicroFestivals and Public Forum. These are now planned for Q2 2022. The Live Music Action Plan will follow in Q3.
	1.2.01.06 Enhance the Shoalhaven Regional Gallery forecourt to improve the entrance and provide a community meeting place						
	The forecourt project is awaiting the final installation of planters and bench seats to be complete - due by the end of July. The project has received significant positive feedback and the art boxes are in constant use by artists and art groups as way of exhibiting their works without the necessary commitment of a full exhibition.	Complete landscaping and associated Gallery forecourt improvements by March 2022	100%	75%		Manager - Arts & Culture	Consultant quote has been approved and works on the final portion (installation of benches and planters) will begin as soon as weather allows. Following commencement, work is anticipated to be completed with a week.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.2.01.07 Increase diversification of income streams to support the activities of the Shoalhaven Regional Gallery						
	The Arts and Culture team have continued to grow avenues of support through different income streams including nine (9) grant applications, revenue from the 'Tap' donation system, sales in the shop and hire of meeting rooms. Post COVID growth of revenue has been strong, with all budget targets met.	Number of grant applications prepared and submitted	5	9	●	Manager - Arts & Culture	<p>9 Grant applications to total value requested of \$317,498 with the following successful:</p> <ul style="list-style-type: none"> • Create NSW LGA Project Funding - \$53,000 - Glenn Barkley exhibition 'Plant your Feet' 2022/23 • Culture, Heritage, Arts Regional Tourism Grant - \$3,000 - purchase of new showcase and graphic design for new interpretation panels at entrance foyer for Lake Tabourie Museum • Creative Capital Create NSW Fund - \$27,355 - purchase and installation of modular wall system for the Gallery <p>2 awaiting determination:</p> <ul style="list-style-type: none"> • Building Better Regions Fund Community Investment Stream - \$75,000 - development of Creative Economy Strategy • Cultural Heritage Grant - \$5,500 - Preservation needs assessment of the Shoalhaven City Art Collection

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.2.01.08 Continue to progress development of the Shoalhaven Arts Foundation						
	Council have allocated funding for the establishment of the Shoalhaven Arts Foundation. Staff will now move to establishment of a small PCG and appointment of a consultant to deliver the required tasks and actions for establishment of the Foundation as an independent Not For Profit Organisation with appropriate legal and charitable status.	Funding allocated to facilitate drafting of Shoalhaven Arts Foundation Constitution	100%	100%		Manager - Arts & Culture	Funding for the full establishment of the Shoalhaven Arts Foundation was allocated in the 2022/23 budget. This includes the necessary legal fees for the constitution. An RFQ is now being developed to seek a suitable consultant to undertake the necessary work required for the establishment of the Foundation. It is anticipated that the Foundation will have the Founding Board and key staff members during 2023.
	1.2.02.01 Shoalhaven Libraries will create opportunities for diverse communities to be welcomed and celebrated in appropriate ways through a range of events						
	Shoalhaven Libraries continues to provide opportunities and resources to patrons. The digital library remains open 24/7 and all branches are now open providing access to physical resources and services.	Number Library Programs Delivered	500	370		Manager - Library Services	Shoalhaven Libraries programs and events are slowly returning to pre-COVID levels with more events being held and attendees taking part.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Number Library Visits	420,000	192,751		Manager - Library Services	COVID continues to impact visitation at all libraries, with many services continuing to be offered digitally, however physical visitations are increasing.
	Number of Virtual Visits at Council's Libraries	374,000	785,027		Manager - Library Services	The number of customers using Shoalhaven Libraries' digital resources and services continues to grow.
 1.2.02.02 Progress design and construction of a new Library at Sanctuary Point						
The Sanctuary Point Library project continues to progress well and construction documents are currently being finalised ready to go out to tender.	Completed tender for construction and commenced build for new Sanctuary Point Library	100%	90%		Manager - Library Services	The Sanctuary Point Library Project Control Group continues to meet regularly. Documents for construction are scheduled to be completed in August and construction to start early next year.
	Detailed design completed for the new Sanctuary Point Library by June 2022	100%	100%		Manager - Library Services	Detailed design has been completed.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
➤	1.2.02.03 Develop new Shoalhaven Libraries Strategic Plan 2021-2024						
	SWOT sessions have been conducted with internal staff to help develop the plan and a first draft is currently being worked on, with actions being identified.	Number of actions implemented from the Shoalhaven Libraries Strategic Plan 2021 - 2024	12	12	●	Manager - Library Services	The draft Strategic Plan is being completed and actions are being identified.
➤	1.2.02.04 Investigate library service delivery options for the Sussex Inlet community						
	Investigations into a Sussex Inlet Library continue and Council's Strategic Property Unit are working with the City Lifestyles Directorate to progress this project.	Complete investigation into the library service delivery options for the Sussex Inlet community	100%	100%	●	Manager - Library Services	Investigations are ongoing into a library for Sussex Inlet and further reports on the matter will be provided to Council as investigations continue and a suitable site identified.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
➤	1.2.02.05 Implement the Strategic Business & Marketing Plan to support the future growth and development of the Shoalhaven Entertainment Centre						
	The Strategic Business and Marketing Plan is currently under peer review by consultant and will be finalised in Q2 2022/23.	Percentage increase of food and beverage income stream at Encore Cafe and Dining	5%	0%		Manager - Shoalhaven Entertainment Centre	The Shoalhaven Entertainment Centre was closed from December 21 until April 11 for compliance works. It was not possible to achieve this target while we were only able to operate the pop up cafe in the Administration Building at a time when the majority of Council staff were working from home due to the pandemic. Trade has been positive since re-opening. Budget adjustments have been made through the QBR.
		Increase the number of Season Memberships to build audience engagement	50	100		Manager - Shoalhaven Entertainment Centre	Memberships in 2021 were 172. Memberships are now 252.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.2.03.01 Undertake projects in the Strategic Planning Works Program to maintain and enhance Shoalhaven's cultural heritage, including continuing to run Council's annual local Heritage Assistance Grants						
	Range of relevant projects in train or advancing, including completion of the Local Heritage Grants Program for 2021/2022, LEP heritage listing associated with RAAF Nowra and review of potential additional Heritage Conservation Areas requested in Berry.	Number of Heritage Assistance grants issued	Count	8	●	Manager - Strategic Planning	Number of heritage grants = 8.
		Value of Heritage Assistance grants issued	Amount (\$)	\$18,549	●	Manager - Strategic Planning	Value of heritage assistance grants issued (Total grant amount given by Council to the Community) = \$18,549.
ⓘ	1.3.01.01 Undertake scheduled park servicing as listed in the Maintenance Management System at the commencement of the financial year						
	Whilst Park maintenance crews have performed well in Q4 given the inclement weather that has caused fast growth and has reduced the areas that can be maintained due to water retention in the soil. 75% of scheduled services have been undertaken during the quarter.	Percentage of the Parks and Reserves' services completed against scheduled services	80%	70%	●	Manager - Works & Services	Weather and resourcing have hampered schedule completion.
✓	1.3.01.02 Support Parkcare Group Volunteers to improve local parks and reserves						
	3 established groups having their updated action plans adopted by Council. 1 new group is currently in the planning/consultation stage. 2 established groups are currently in the planning/consultation stage. Current Parkcare figures: 46 Groups, 401 volunteers, 4109.41 hours for financial year 21/22. The quarterly newsletter was created and sent out for Summer, Autumn and Winter.	Maintain Annual Parkcare volunteer hours	3,500	4,109	●	Manager - Works & Services	Annual volunteer hours are 4109.41.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.3.01.03 Deliver improved playing surfaces in precincts and Destination Parks in the Shoalhaven						
	Improved turf quality across the Shoalhaven Sporting Precincts and Destination Parks through increased fertiliser application frequency, top dressing, soil aeration and compaction relief, preventative pesticide applications, turf growth regulators, over sowing rye seed on selected ovals for winter sport. Program complete.	Undertake annual sportsfield improvement program	100%	100%	●	Manager - Shoalhaven Swim Sport Fitness	Sporting fields, Showgrounds and Destination Parks seasonal weed spraying completed. Sporting field spring fertilizer program completed. Sportsfield pesticide, aeration, over sowing and turf grass growth regulator programming completed. Four cricket wicket concrete slabs and synthetic surfaces repaired or replaced.
✓	1.3.01.04 Develop a framework for the implementation of Asset Management Plans across Shoalhaven Swim Sport Fitness including destination parks, sporting precincts and showgrounds						
	Asset Officers have used an Institute of Public Works Engineering Australasia template to develop a framework to implement Asset Management Plans for Shoalhaven Swim, Sport & Fitness. A service provision framework has now been developed and incorporated into Council's asset register for Swim Sport & Fitness Precincts. The current aquatic facilities AMP is now being updated. Asset information is also being loaded into Ci Anywhere Assets Module. The showgrounds at Milton, Kangaroo Valley, Berry and Nowra have also recently had asset inspections undertaken for the purposes of developing asset management plans. AMP's for showgrounds are expected from consultant within the coming weeks.	Asset management plan framework completed and 25 percent populated	25%	25%	●	Manager - Shoalhaven Swim Sport Fitness	Asset Management Plan framework completed. A consultant has been engaged to develop the Asset Management Plan for all Showgrounds.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.3.02.01 Provide a range of programs and services to cater for community demand for aquatics, health and fitness programs						
	<p>Extensive range of services and programs provided for Aquatics and Health & Fitness across the 2021-2022 financial year.</p> <p>This includes:</p> <ul style="list-style-type: none"> • Learn to Swim and Squad programs • Gymnasium • Group Fitness classes (including aqua aerobics) • Personal Training sessions • Teen Gym and other school aged fitness programs • Health Moves <p>Online programs continued during COVID lockdown and outdoor classes added to schedule on reopening.</p>	Maintain the number of attendances at Council's aquatic and leisure centres	159,000	179,519	●	Manager - Shoalhaven Swim Sport Fitness	<p>All facilities experiencing record high attendance in Learn to Swim during the reporting period. Notably, each facility has achieved higher enrolment numbers in Term 2 than in Term 1 which is indicative of exponential program growth and high retention.</p> <p>The Indoor Sports Centre is also performing at peak operating capacity through the activation of meeting room / catering services, fitness classes, and large events that complement traditional sport bookings.</p>

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.3.02.02 Collaborate across City Lifestyles departments to provide a range of programs to activate Destination Parks and showgrounds						
	<p>City Lifestyles are developing and delivering programs aimed at the activation of Destination Parks, Showgrounds and Sporting Facilities. These programs include:</p> <ul style="list-style-type: none"> • Fitness based Group Exercise Classes and Bootcamps – Mollymook Foreshore, White Sands and Voyager Park • Arts classes and Plein Air Painting – Voyager Park • Disability Expo – Shoalhaven Indoor Sports Centre • Open Air Cinema – Marriot Park • Family Movie Nights – Nowra Aquatic Park • Pilates in the Park – Whitesands • Mollymook State Beach Volleyball – Mollymook Foreshore • Pop up Community Engagement Sessions – Wandandian and Sussex Inlet <p>These programs are facilitated by staff from Shoalhaven Libraries, Shoalhaven Regional Galleries, Shoalhaven Swim Sport Fitness, Shoalhaven Entertainment Centre and Community Connections teams. Regular updates on new and existing programs will be distributed through Councils social media and Shoalhaven City Councils “get involved” page.</p>	Implement programs at each destination park - Northern Precinct	4	4	●	Manager - Shoalhaven Swim Sport Fitness	<p>Memorial Rose Garden at Marriott Park was re-established with the intention of furthering the project to create a community garden.</p> <p>Official opening event at Boongaree Nature Play Park hosted in January 2022.</p> <p>New Years Event and Summer Holiday Dive in Movie Nights held throughout December 2021 / January 2022.</p> <p>Nowra Showground and West Street Oval booked as the dedicated camping ground for Big Country Music Festival. During the event, and off-site cafe was setup in the Family Cafe to offer breakfast service to campers.</p> <p>Gordon Revell re-established as an active sporting field for Culburra Rugby League.</p>

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Implement programs at each destination park - Central Precinct	4	5	●	Manager - Shoalhaven Swim Sport Fitness	Fertilizer program completed. Regular weekly servicing of turf areas & Landscaped areas. Daily cleaning of amenities. Repairs following Triathlon including new turf & top-dress. Deadwood removal and tree pruning.
	Implement programs at each destination park - Southern Precinct	4	4	●	Manager - Shoalhaven Swim Sport Fitness	Fitness Group Exercise Classes and Bootcamps during school holidays. Engaged events team to attract events to Mollymook Foreshore: <ul style="list-style-type: none"> • Surf lifesaving • Beach volleyball • Ulladulla engagement for gateway sculpture official opening • Pop-up engagement for Mollymook Foreshore Seawall project • Monthly markets at Mollymook foreshore and Milton showground

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	1.3.03.01 Liaise with Management Committees within precincts to meet their financial reporting requirements						
	Template adjustments completed and sent to MCs for Financial Statements 22/23. Reminders sent to provide 21/22 statements by end July 2022.	Percentage of Management Committees within precincts that meet financial reporting requirements	90%	100%	●	Manager – Shoalhaven Swim Sport Fitness	Management Committees fulfilled their Financial Reporting obligations in 2021/22.
✓	1.3.03.02 Continue to deliver priorities in the Community Infrastructure Strategic Plan						
	Council continues to deliver priority projects identified in the Community Infrastructure Strategic Plan (CISP), including delivery of major projects, master planning for open spaces, playground upgrades, and open space embellishments. A review of the CISP is due to occur in 2022.	Commence construction of Skate Park at Bay & Basin by September 2021	100%	40%	●	Manager - Community Planning & Projects	Currently finalising detailed design. This phase was delayed to enable the footprints for the leisure centre expansion to be considered alongside the skate park development. This will ensure sufficient parking is available, suitable accessibility and landscaping fits with the precinct's aesthetic objective. Council are progressing toward procurement supported by the Project Management panel. The project is on track to commence construction phase by December 2022.

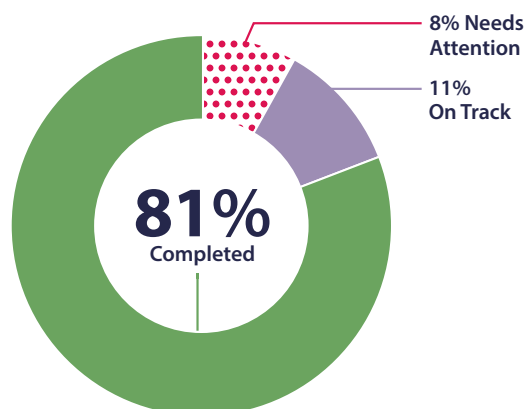
Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Commence construction of pump track and skate park at Boongaree by January 2022	100%	100%	●	Manager - Community Planning & Projects	The Tender evaluation has been completed and the preferred tenderer Convic commenced onsite in early June 2022. Currently due for completion in early November 2022, subject to weather conditions.
	Commence construction of southern section of SCARP (Artie Smith Oval) by October 2021	100%	100%	●	Manager - Community Planning & Projects	Council has engaged Joss Group Pty Ltd to undertake the construction of Artie Smith Oval redevelopment. Works commenced in January 2022.
	Finalise detailed design and commence construction of Francis Ryan amenities, Sanctuary Point by December 2021	100%	100%	●	Manager - Community Planning & Projects	The concept design of the Bob Proudfoot Pavilion has been publicly exhibited and endorsed by Council. Detailed design is underway with construction likely to commence in the second half of 2022 subject to funding, DA approval and contractor availability.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
II	1.3.03.03 Review and update the Community Infrastructure Strategic Plan						
	<p>A report recommending the approach and methodology for the review of the Community Infrastructure Strategic Plan (CISP) has been prepared for EMT.</p> <p>The revised document will need to consider and incorporate legislative changes, changing priorities, and consider and incorporate the consultation outcomes from various community groups.</p> <p>The timeline for review and delivery of the CISP requires review and will incorporate the Play Space Review. This will be recommenced once the recruitment of the incoming Strategic Asset Advisor is finalised.</p>	Community Infrastructure Strategic Plan updated by June 2022	100%	10%	●	Manager - Community Planning & Projects	<p>Preliminary desk top audit and scoping work for the RFT is complete. Methodology development has identified the document should be owned by City Lifestyles directorate and driven by the Strategic Asset Advisor. The updated document will be more versatile, including a framework to prioritise any community infrastructure project. This will allow delivery of a strategic program of works and manage resources to suit. This document can be used by external parties and community to raise understanding on how resources are assigned to support our strategic direction.</p>
II	1.3.03.04 Review and update the Playspace Strategy and renewals program						
	The Play Space strategy will be incorporated into the revised Community Infrastructure Strategic Plan, which is due to be reviewed in 2022/23.	Playspace strategy updated by June 2022	100%	10%	●	Manager - Community Planning & Projects	The Playspace Strategy will be incorporated into the updated CISP document, which will be commenced in 2022/23.



Sustainable, Liveable Environment

Progress Snapshot



Highlights

- 100% of Subdivision Certificates were resolved within both the 14 day and 21 day target
- During quarter 4 there were 10 environmental pollution investigations reflecting suspected point source pollution sources reported to Council, with all followed up and investigated
- Management of community nursery volunteer Bushcare members - propagating 2050 plants used in Council's Bushcare and Coastal Projects
- Promoted environmental awareness and implemented ecological projects in Council managed reserves through projects such as NPWS Save Our Species projects for bitou bush control, Eucalyptus langlyi conservation and Sand Spurge conservation
- 75% of the planned stormwater drainage projects completed from the 21/22 program
- Major local road repair programs complete include Browns Road, Brinawarr street, BTU Rd rehabilitation, Orient Point Rd (Flora to Raglan St) Rehabilitation, Riversdale Rd reconstruction, Forest Rd Heavy Patching and construction complete for Coonemia Rd rehabilitation)
- Sustainable Energy Strategy initiatives commenced include installation of LED lights in Council buildings and sports fields, installation of additional solar PV and batteries on Council assets and preparation of a tender for a renewable Power Purchase Agreement

Our Performance for the last 3 months

58% of defects on sealed roads were repaired within 10 days



569 Invasive Weed Inspections



100% Subdivision Certificates resolved within 14 days



53% of Development Applications processed within 40 days







<div> <div> <div>Action Key</div> <div> <div>✓ Completed</div> <div>🔄 On Track</div> <div>⚠ Needs Attention</div> <div>🛑 On Hold</div> </div> </div> <div> <div>KPI Status</div> <div> <div>🔴 Critical</div> <div>🟡 Needs Attention</div> <div>🟢 On Track</div> </div> </div> </div>							
	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.1.01.01 Work with all levels of government, public transport providers/ operators and private organisations to advocate for improvements to public transport and improve transport links						
	The Economic Development team advocate across government to ensure priorities are addressed for improved transport links. This quarter, advocacy for the Nowra Bi-Pass resulted in inclusion of this project in Federal Government announcements for the election.	Number of South East Australian Transport Strategy Inc. meetings attended	3	0	🔴	Manager - Economic Development	Council resolved to remove the Economic Development Manager off the delegated list for this committee. No meetings attended in this quarter as a result. Ongoing connection through Councillor White who attends for Council.
		Number of submissions made to Transport for NSW advocating on improvements to transport planning, infrastructure and services	Count	10	🟢	Manager - Economic Development	Contributed to TfNSW's projects: I-S Regional Transport Strategy, Princes Hwy/Jervis Bay Rd upgrade, Princes Hwy (Jervis Bay Rd to Sussex Inlet Rd) Upgrade Project, Princes Hwy (Milton Ulladulla Bypass), Cycling & Micro-mobility project, 16 Cities Project (public transport), Nowra Bridge, River Precinct, Moss Vale Rd, Princes Hwy/Cambewarra Rd upgrade.





	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.1.02.02 Support the organisation to review and update Asset Management Plans						
	Assistance is available to the Asset Custodians to review AMP's they are working on. AMP's must interrelate with the resourcing Strategy - especially the Long Term Financial Plan.	Number of workshops and training sessions held to support Asset custodians	8	11	●	Manager - Technical Services	Regular fortnightly meetings are with Asset Custodian representatives to progress asset configuration reviews.
✓	2.1.02.03 Advocate and apply for funding to deliver waterways infrastructure						
	Grant funding has been sought through Better Boating Now, Recreational fishing grants and Local Land Services: 4/6 projects successful under Fishing and Camping Grant with 3/3 projects successful under DPI Recreational Fishing Trust Grant Applications open for another round of DPI Recreational Fishing Trust Grant.	Annual grant application program developed by June 2022	100%	100%	●	Manager - Works & Services	Review as Grants become available.
✓	2.1.02.04 Review of Community and Public Buildings for fire compliance						
	Existing fire safety schedules are being maintained on applicable Building Services facilities. Three (3) Annual fire safety statements have been completed this quarter with extensions granted on remaining until December 2022 to allow for resource allocation.	Building Fire Compliance Action Plan completed by June 2022	100%	100%	●	Manager - Building Services	Action plan contents defined and tasks are on track. Business Process workflow created. Compliance resource engaged to prepare framework and transfer to Tech One.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.1.03.01 Complete the Stormwater Drainage Program as listed in the 2021-22 adopted capital works program						
	Program overall 70% financially complete. Budget 70% expended. Remaining works delayed due to weather events or being newly introduced to the program. Of the 24 projects at start of 21/22 we have completed 17 projects.	Percentage of planned stormwater drainage projects completed	85%	75%	●	Manager - Works & Services	17 out of 24 projects complete.
✓	2.1.03.02 Complete the Waterways Infrastructure Program as listed in the 2021-22 adopted capital works program						
	Fisheries projects – around St Georges Basin including jetty replacement at Island Point Road. Major Projects that are due for completion in 2023 are currently in the design phase including Callala Bay Boat ramp, Myola boat ramp, Regional boat ramp design options for Orient Point.	Percentage of planned waterways infrastructure projects completed	90%	100%	●	Manager - Works & Services	All projects 'in progress' continuing into 2022.
✓	2.1.03.03 Complete the Local Road Repair Program as listed in the 2021-22 adopted capital works program						
	Major projects completed to date were Browns Road, Brinawarr street, BTU Rd rehabilitation (\$660,000), Orient Point Rd (Flora to Raglan St) Rehabilitation (\$500,000), Riversdale Rd reconstruction (\$450,000), Forest Rd Heavy Patching (\$450,000) and construction complete for Coonemia Rd rehabilitation (\$2.3M).	Percentage of planned road rehabilitation projects completed - All	80%	98%	●	Manager - Works & Services	All roads within the Local Road Repair Program at the beginning of the financial year were completed, with the exception of Brinawarr Street which did not have the asphalt installed. The outstanding asphalt will be completed in July 2022.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.1.03.04 Implement Council's Road Risk Management Procedure by ensuring reportable defects are repaired						
	Council utilises an inspection and maintenance management software program which captures and reports on road conditions and monitors defects. Inspection of arterial roads are undertaken on a monthly basis and the collector roads are inspected biannually. Council also monitors defect reports on a weekly basis.	Percentage of reportable defects addressed within timeframes in the procedure	90%	58%	●	Manager - Works & Services	There were significant delays for defect repairs in Q4 due to the severe weather in March and the resultant volume of requests. Other Council areas have supported the roads team in potholing.
✓	2.1.03.05 Prioritise inclusions of sealing of Budgong Road/Mt Scanzi Road in the 10-year indicative capital works program						
	Negotiations underway with property owner adjacent to the site for the reconciliation of the road reserve as the road currently sits outside the road reserve. Additional sections of Mt Scanzi road have been listed in 10 year CAPEX for consideration and listed as high priority.	Priority road sealing projects included in the 10 year indicative capital works program	35%	100%	●	Manager - Works & Services	Draft listing provided to districts.


	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.1.04.01 Provide a safe and efficient active transport network of pathways for cycling, walking and various travel needs						
	A 10-year plan for footpath and cycleway projects has now been incorporated into the annual budget cycle and has been reviewed again for consideration by Council in June 2022. The delivery of works will continue to be reviewed each year by Council. The broader review of the PAMP-Bike Plan strategies is in progress, a new PAMP/Bike Plan webpage was launched in May 2021, and a review of the PAMP/Bike Plan maps, scoring criteria and ranking spreadsheet is in progress by staff and will continue into 2022/23. A grant application has been submitted to facilitate completion of the work in 2022/23.	Renewal of the Pedestrian and Mobility Action Plan by June 2022	100%	40%		Director - City Futures	Unable to be completed due to lack of resources and competing priorities. The broader review of the PAMP-Bike Plan strategies is in progress, a new PAMP/Bike Plan webpage was launched in May 2021, and a review of the PAMP/Bike Plan maps, scoring criteria and ranking spreadsheet is in progress by staff and will continue into 2022/23. A grant application has been submitted to facilitate completion of the work in 2022/23.
	2.1.04.02 Create the annual maintenance program for the renewal of pathways and cycleways						
	Works are identified through merits and reflect along with correspondence from general public. Grant funding through the walking and cycling program has been applied for to supplement the strategic identification to detailed design of larger missing link paths.	Annual maintenance program for pathways and cycleways developed by June 2022	100%	100%		Manager - Works & Services	Asset inspections along with community reports informed the annual maintenance program.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.1.05.01 Apply for available funding to improve road safety, efficiency and active transport solutions						
	All available funding opportunities have been identified and are being pursued with submissions having been submitted for two rounds of Fixing Local Roads with two major projects approved, and School Zone Infrastructure program with 7 projects approved. Safer roads/Blackspot, and Walking and Cycling Program submissions have also been made with results pending.	Percentage of successful grant applications	90%	100%	●	Manager - Works & Services	LCRIP phase 3 fully accepted.
✓	2.1.05.02 Create the annual maintenance program for the renewal of roads, bridges and drainage						
	Weather events continue to hamper Routine maintenance throughout the Shoalhaven. Majority of works being undertaken are reactive repair works driven by Recover defects. Strategy needed going into the new financial year given demand on Current resources.	Annual maintenance and replacement program for roads, bridges and drainage developed by June 2022	100%	100%	●	Manager - Works & Services	CAPEX DPOP adopted by Council June 2022.
✓	2.2.01.01 Prepare and maintain strategies and plans outlined in the Strategic Planning Works Program to support appropriate population growth or development, and environmental conservation in Shoalhaven						
	Range of relevant projects progressing, including Milton-Ulladulla Structure Plan review, Moss Vale Road North Urban Release Area planning package exhibition, Callala Bay Planning Proposal Exhibition and range of related Planning Proposals/DCP Amendments.	Annual Council report on Strategic Planning Works Program by June 2022	100%	100%	●	Director - City Futures	Annual report on the strategic planning work program will be presented to Council in July 2022.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.2.02.01 Assess and determine development applications within legislative timeframes and community expectations						
	Continue to improve processing times through recruitment, continual review of the DA assessment process, processing of older applications from the system and working with the Department of Planning and Environment to ensure agency referrals are received in a timely fashion. Council's Development Services department is currently undertaking a review of pre-lodgement processes, referral processes and stop-the-clock processes to improve internal assessment timeframes. Furthermore, Council has focussed on finalisation of long standing applications (over 180 days), which has impacted timeframe reporting in this (and into the next) quarter.	Percentage of Development Applications processed within 40 days (DAs & S4.55s)	65%	53%		Manager - Development Services	This is a work in progress with a number of factors leading to the low performance this quarter. Management review of pre-lodgement, referrals and stop-the-clock processes is being undertaken to identify areas for improvement.
	2.2.02.02 Resolve Subdivision and Subdivision Works Certificates to meet applicant and community expectations						
	100% of Subdivision Certificates (SCs) were resolved within both the 14 day and 21 day target. 100% of Subdivision Works Certificates (SWCs) were determined within the 28 day target. This well exceeds the 65% target and is reflective of the team having a full complement of staff and working towards finalisation of completing the outstanding legacy applications.	Percentage of Subdivision Certificates resolved within 14 days	75%	100%		Manager - Development Services	100% of Subdivision Certificates (SC) were resolved within the 14 day target.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Percentage of Subdivision Works certificates completed in 28 days	65%	100%	●	Manager - Development Services	Target was reached for quarter. However, only 3 applications were required to be determined during this time. Manual calculation of results was again required. Staff are reviewing a high number of DA referrals, however resourcing is now expected to see this completion rate continue.
<div> 2.2.02.03 Continue implementation of recommendations from Development Services independent review to improve development and approval outcomes </div>						
Progressing the implementation of recommendations and further evaluation as appropriate.	Number of recommendations implemented	Count	3	●	Director - City Development	No further items this quarter. DA lodgement via planning portal has been completed, DA review panel has been implemented, templates and conditions have been reviewed.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.2.03.01 Provide development compliance services to the community						
	Council has received 118 complaints and actioned 144 complaints in the last 3-month period.	Number of development non-compliance matters received	Count	144	N/A	Manager - Certification & Compliance	A total of 118 development non-compliance matters were completed during the period. Of these, 35 related to unauthorised development (development without consent – building), 12 development not in accordance with consent, 2 defective building works, 2 earthworks without consent, 14 land use without consent, 1 sewerage management facility, 36 stormwater runoff - building site and 16 swimming pool fencing inspection.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Number of development non-compliance actions completed	Count	114		Manager - Certification & Compliance	Of the 144 matters completed, 37 related to unauthorised development (development without consent – building), 2 development without consent – tree clearing, 1 development without consent – special events, 1 development without consent – waste, 9 land Use without consent (development without consent – Land Use), 29 for not in accordance with development consent, 25 storm water runoff, 15 swimming pool barrier inspections, 2 asbestos matter, 4 defected building works inspections, 7 earthworks without consent, 10 manhole adjustments, 1 fire safety, and illegal vegetation clearing.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.2.04.01 Provide graphics and cartography support to the organisation and issue Zoning (10.7) and dwelling entitlement certificates to the community						
	1325 10.7 Certificates issued, which is slightly less than previous quarter. 11 Dwelling Entitlement Certificates issued in the quarter which is slightly down on the number issued in the previous quarter. Staff continued to provide a high level of graphics support to Council staff and for projects on the Strategic Planning Works Program	Number of 10.7 dwelling entitlement certificates issued	Count	1,325	●	Director - City Futures	1325 10.7 certificates, down from 1382 in the 3rd quarter and a peak of 1542 in the 2nd quarter. total for the year = 5681 11 DEPS issued in 4th quarter down 1 from 3rd quarter. total for the year = 50
✓	2.3.01.01 Maintain environmental assessments to ensure protection of natural and cultural roadside assets						
	All CAPEX projects undertaken are subjected to environmental due diligence to varying degrees dependent on the issues identified during the scoping of works.	Environmental assessments completed for roadside projects	100%	100%	●	Manager - Works & Services	A Review of Environmental Factors (works assessments) for road projects has been incorporated into the project management process for projects constructed in Q4.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.3.02.01 Coordinate implementation of the Shoalhaven Adaptation Plan 2030						
	An updated Draft Shoalhaven Adaptation Plan was presented to EMT and the Audit and Risk Improvement Committee in June 2022 for approval and is scheduled to be presented to Council at the July Ordinary Council Meeting. The 26 risks and linked actions identified in the plan have been assigned to the most appropriate work teams and added to Council's Corporate Risk Register. The risks and delivery of the actions will be reviewed during the quarterly Risk Management meetings held with relevant managers and staff, and progress on delivery of the Plan will be reported annually.	Number of initiatives implemented	Count	4	●	Manager - Technical Services	<p>The Draft Adaptation Plan identifies 26 risks and linked actions. Some actions include controls or initiatives which Council already has in place or is undertaking, this includes:</p> <ul style="list-style-type: none"> • Work Health and Safety Policy triggers • Monitoring water in ICOLLS • Shoalhaven Water Secure Yield Assessment and monitoring projected rainfall • REMS <p>These initiatives are ongoing, but have been delivered.</p>

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
➤	2.3.02.02 Review and update Sustainability Action Plan 2030						
	Sustainability Policy workshop with Councillors scheduled for August 2022 to discuss and finalise draft Sustainability Policy. The responding Sustainability Action Plan will be finalised following adoption of the Sustainability Policy and staff/community engagement.	Draft Sustainability Action Plan completed by 30 November 2021	100%	0%	●	Manager - Technical Services	On Track, target to be reset following adoption of the Draft Sustainability Policy. Drafting of Sustainability Action Plan is underway, with a Policy workshop with Councillors planned for August, and internal staff workshop scheduled for July. No actions currently delivered as Sustainability Action Plan is to be developed following endorsement of Sustainability Policy.
✓	2.3.02.03 Conduct energy audits at Nowra and Bomaderry Wastewater Treatment Plants to identify energy efficiency and greenhouse gas emissions reduction opportunities						
	Solar array completed and University of Wollongong Thesis project also completed.	Number of energy audits conducted	2	0	●	Manager - Water Asset Planning & Development	No audits were planned for completion in this quarter. More audits are proposed for 22/23 financial year.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.3.02.04 Commence implementation of Council's Sustainable Energy Strategy 2020-25 to reduce carbon emissions and increase the uptake of renewable energy to achieve Sustainable Energy Policy targets						
	<p>A number of initiatives listed in Council's Sustainable Energy Strategy have been commenced including the following:</p> <ul style="list-style-type: none"> Negotiations with Endeavour Energy to convert 100% of street lights to energy savings LEDs Installation of LED lights in Council buildings and sports fields Transitioning to more EVs and hybrid fleet cars Processing of extra projects under Council's Revolving Energy Fund Installation of additional solar PV and batteries on Council assets Preparation of a tender for a renewable Power Purchase Agreement for Large Sites and Street Lighting Working with local groups and organisations to facilitate the uptake of solar farms and microgrids in the region 	Number of initiatives implemented	Count	21	●	Manager - Technical Services	Of the 30 priority initiatives recommended in the 2020-2025 Sustainable Energy Strategy, 21 are actively being pursued, commenced or completed. The remaining energy initiatives are priorities for commencement from 2023 onwards. Council has engaged an energy management contractor to project manage many of these initiatives.
		Value of projects funded through the Revolving Energy Fund	Amount Funded (\$)	\$31,710	●	Manager - Technical Services	\$31,710 from the Revolving Energy Fund was used to fund stage 2 of the SEC transition to LED lighting.
✓	2.3.02.05 Supervise University of Wollongong Engineering Honours student as they investigate greenhouse gas emissions from Shoalhaven water and wastewater treatment plants						
	Completed. Student successfully completed thesis.	Honours thesis on greenhouse gas emissions from Shoalhaven water and wastewater treatment plants completed	100%	100%	●	Manager - Water Asset Planning & Development	Completed in Nov 2021.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.3.03.01 Implement Council's policies, plans and strategies for natural area reserves						
	<p>The following has been undertaken to uphold and increase environmental integrity within Council managed natural area reserves:</p> <ul style="list-style-type: none"> • Implement weed control and revegetation bush regeneration works specifically threatened ecological communities and priority weed species • Installation of regulatory and hazard warning signage; revegetation of vandalised sites • Liaison with NPWS, Police and community regarding specific environmental issue of illegal vehicle entry into reserves • Management of community nursery volunteer Bushcare members - propagating 2050 plants used in Council's Bushcare and Coastal Projects during this period • Partner with external agencies to promote environmental awareness and implement ecological projects in Council managed reserves. Projects include - NPWS Save Our Species projects for bitou bush control, Eucalyptus langlyi conservation and Sand Spurge conservation 	Number of natural area reserves with works completed	Count	26	●	Manager - Environmental Services	Total of 26 Council managed reserves with on-ground works completed during quarter.


	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.3.03.02 Develop and implement strategies that reduce illegal dumping in the Shoalhaven						
	<p>During the last quarter, there were 147 incidents registered for Shoalhaven on the RID Online Database. Of this figure 20 incidents remain open pending further investigation and the remainder have been closed.</p> <p>Council has collectively removed 48.20 tonnes of illegally dumped waste and deposited it at Council's Waste facility at a cost of \$22,697.00.</p> <p>Funding from DPIE/EPA to establish baseline data under the 'Clean up and prevention program grants'. The aim is to increase public reporting of illegal dumping. Results detail that public involvement prior to program was at 1% and increased to 17% during height of social media campaign. This reduced to 11% after the media campaign completed.</p> <p>Funding from ISJO for uncovered loads project. Education on 25/26 June 2022 resulted in Rangers speaking with 147 people. Non compliance totalled 74.</p> <p>Funding from ISJO for media project has commenced.</p>	Number of proactive illegal dumping enforcement programs	1	3	●	Manager - Certification & Compliance	<p>Covert Camera funding provided improved equipment increasing ability to capture images of vehicles number plates whilst in transit. MOU's from 4 land custodians have been received and discussions continue with remaining land custodians. Community Correction inmates will return to assist with collecting waste. Meetings with Corrections staff and Land custodians occurred with significant collaboration achieved for reviewing procedures and investigation of other options. Audit of RIDonline 540 open incidents from 2010 were noted. RIDonline training delivered to by RID Ranger. Further audit of reported infrastructure commenced. RIDonline is relied on by local Rangers, peers in other LGAs and EPA. Accuracy of data determines disrupt strategies, covert surveillance and changing illegal waste dumping trends.</p>

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.3.03.03 Implement Council's Walking Track Asset Management Plan						
	<p>Bushwalks AMP 10-year Action Plan reviewed in February 2022 as part of Capital Works Budget Bid process.</p> <p>Focus for rest of 2021-22 is now on Bens Walk track condition due to level of risk, popularity of walk and La Nina weather effects over the summer.</p> <p>Most of this work has been completed now.</p> <p>Remaining planned bushwalk upgrades will recommence in 2022-23, depending on budget bid outcomes, resources and weather</p>	Percentage of reported walking track asset defects repaired	100%	80%	●	Manager - Works & Services	<p>100% of Bushwalks inspected for overall condition assessment, with approximately 80% of the minor reported defects repaired so far.</p> <p>Maintenance delayed by severe wet weather (which has generated many more defects - path erosion & wash-outs) and will be re-inspected and repaired when staff available and resources permit.</p>
✓	2.3.03.04 Progress a solution for a sustainable entrance opening for Lake Conjola						
	Shoalhaven City Council received a licence to open Lake Conjola from DPIE - Lands using a variety of triggers. This action is now captured within the Lake Conjola Coastal Management Plan, as such is marked as completed for action required this financial year.	Complete entrance opening works subject to Crown Land licence being received and Council funding the program	100%	100%	●	Manager - Environmental Services	<p>Mechanical openings of the Shoalhaven River entrance at Shoalhaven Heads and Tabourie Lake entrance were undertaken in FY21/22 in accordance with the adopted Entrance Management Policy and Crown Land Licence.</p> <p>A new Crown Land Licence was obtained for the Lake Conjola entrance.</p>


	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.3.03.05 Undertake water quality monitoring program of the Shoalhaven's estuaries, lakes, rivers and beaches						
	<p>1007 water samples were undertaken as part of the scheduled yearly water sampling program. This included twenty (20) additional locations related to bushfire affected waterways recovery grants. Sampling occurred across the following catchments:</p> <ul style="list-style-type: none"> • Lake Conjola & surrounding Bores • Jervis Bay • Clyde River • Shoalhaven River & Curleys Bay • St Georges Basin & Swan Lake • Burrill Lake, Lake Tabourie, Narrawallee Inlet <p>Beachwatch sampling was also undertaken weekly over summer at:</p> <ul style="list-style-type: none"> • Tilbury Cove, Culburra • Currarong Creek • Warrain Beach, Culburra • Collingwood Beach, Vincentia • Cumirrah Beach • Mollymook Beach • Rennies Beach, Ulladulla • Racecourse Beach, Ulladulla • Bawley Point Beach • Merry Beach <p>All the beaches rated as having good water quality.</p>	Percentage of planned water quality monitoring program completed	100%	100%	●	Manager - Environmental Services	<p>376 water samples for 13 catchments and including water sampling undertaken in partnership with the Environment Protection Authority (EPA) in response to 2019 bushfires.</p> <p>27 non reticulated drinking water samples taken at 9 council buildings</p>


Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Percentage of follow up investigations commenced in response to irregular water quality results	100%	100%	●	Manager - Environmental Services	<p>During Q4 there were 10 environmental pollution investigations. These reflect suspected point source pollution sources that are reported to Council.</p> <p>4 non-reticulated drinking water failures occurred at RFS Beaumont and RFS Cambewarra</p> <p>100% of the above were followed up and investigated.</p> <p>It is noted that this KPI refers to "percentage of follow up investigations commenced in response to irregular water quality results". Less than 30% of follow up is conducted on water quality results that are irregular.</p> <p>Increased work load and budget cuts to the water sampling program, with increased frequency of natural disasters which require specialised water sampling programs to ensure public and environmental health is not impacted adversely have impacted on the ability to achieve this KPI.</p>

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
➤	2.3.03.06 Develop Coastal Management Programs as per the requirements of the NSW Coastal Management Act 2016 and the Coastal Manual						
	Highest priority CMPs have commenced and are on track according to the project schedules as outlined by the consultants.	Percentage of coastal management program complete for the Shoalhaven River Estuary Coastal Management Program	50%	33%	●	Manager - Environmental Services	The Lower Shoalhaven River Coastal Management Program (CMP) is nearing the end of Stage 2. Once Stage 2 is complete, Stage 3, which will involve a large amount of community consultation and engagement can commence. This will also involve the development of management actions and options.
		Percentage of coastal management program complete for Lake Conjola Estuary	90%	33%	●	Manager - Environmental Services	Project has had significant delays due to a change in the consultants project management team.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Percentage of coastal management program complete for the Shoalhaven Open Coast and Jervis Bay	50%	50%		Manager - Environmental Services	The Open Coast & Jervis Bay Coastal Management Program (CMP) is nearing the end of Stage 2 and progression into Stage 3. Management actions are being developed through consultation with all relevant stakeholders including state agencies and the community.

➤ 2.3.03.07 Undertake Flood Studies and develop Flood Risk Management Plans

<p>The draft Lower Shoalhaven River and St Georges Basin Flood Studies have been completed and are currently out for public exhibition and community consultation (closed 10 July 2022). Once these Flood Studies have been finalised incorporating community feedback, Council will progress to the Floodplain Risk Management Study & Plan Review phase.</p> <p>The Millards Creek and Currarong Creek Flood Studies have been completed, adopted by Council.</p> <p>Council received grant funding from the Federal Government to undertake four floodplain risk management projects. This includes a Flood Study and Floodplain Risk Management Study & Plan for the Willinga Lake and Clyde River catchments. The technical briefs for these projects are currently being prepared in consultation with DPE and the NSW SES.</p> <p>Further grant funding has been requested from DPE as part of the FY22/23 Flood Program grants round for four projects. The outcome from these grant applications will be known later this year.</p>	Millards Creek & Currarong Creek Flood Study adopted by Council by October 2021	100%	100%		Manager - Environmental Services	The Millards Creek and Currarong Creek Flood Studies were completed, adopted by Council and the DPE grant funding acquitted in 2021.
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Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Lower Shoalhaven River and St Georges Basin Flood Risk Management Study and Plan adopted by Council by June 2022	100%	100%		Manager - Environmental Services	The draft Lower Shoalhaven River and St Georges Basin Flood Studies are currently out for public exhibition and community consultation (closed 10 July). Once finalised incorporating community feedback, Council will progress to the Study & Plan Review phase. New grant funding has been requested from DPE to complete with revised budgets and time frame. Hence, this KPI should ideally be amended to cover the Lower Shoalhaven River and St Georges Basin Flood Study only. New KPIs can be created at the commencement of the Lower Shoalhaven River and St Georges Basin Floodplain Risk Management Study & Plan Review projects.

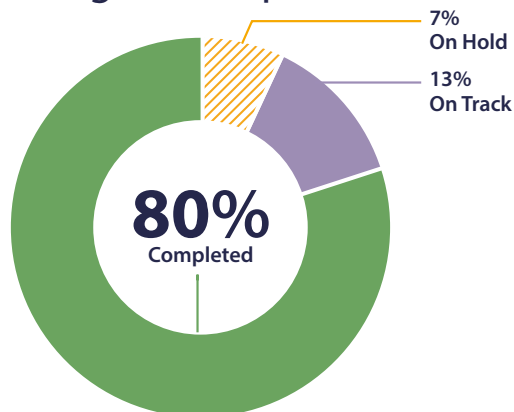
	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
➤	2.3.03.08 Review and implement the asset management plan for flood mitigation						
	Initial Draft has been completed, internal consultation is still in progress. Public Works are currently undertaking audit of the assets which should be complete in Q1 22/23 FY. AMP completion due in Q4 22/23 FY.	Length of flood mitigation assets inspected	30	30	●	Manager - Works & Services	Due to the extreme weather events sustained in April 2022 flood mitigation assets were inspected for any damage.
		Percentage of reported flood mitigation asset defects repaired	100%	70%	●	Manager - Works & Services	Due to the extreme weather events sustained in April 2022 flood mitigation assets were inspected for any damage.
ⓘ	2.3.03.09 Prepare, review and implement Bushcare Group Action Plans in consultation with community						
	Juwin Head and Bawley Point group action plans to be reported to an upcoming Council ordinary meeting. Smiths Bay, Dot Butler Reserve, Mahogany Creek and Woodhill Cemetery plans are in various stages of redrafting and review with Hyams Beach and Milton Rainforest plans also in the early stages of review following discussions with the Bushcare groups.	Number of Bushcare Group Action Plans reviewed	8	2	●	Manager - Environmental Services	Juwin Head and Bawley Point group action plans reviewed and being reported to Council on 22 August 2022.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	2.3.03.10 Undertake compliance actions associated with priority weeds and biosecurity in accordance with the Regional Plan						
	Council carried out 569 inspections for priority weeds in accordance with the regional plan.	Number of priority weed inspections	1,560	1,971	●	Manager - Environmental Services	Inspections were performed by staff being flexible and adapting schedules to suit the difficult weather conditions to achieve targets.
		Percentage of follow up action commenced in response to failed priority weed inspections	100%	100%	●	Manager - Environmental Services	All letters and re-inspections achieved required outcomes. Thus, no further action required.
✓	2.3.03.11 Support organisational requirements for environmental planning and assessment						
	55 environmental referrals were completed from 1 April to 30 June. Temporary resource allocations have assisted greatly in completing referrals. Additional assessments to those captured as referrals have included the formal application for Danjera Dam Stewardship Site.	Number of Environmental Assessments complete	Count	55	●	Manager - Environmental Services	55 internal referrals from the Development Assessment Officers completed in the quarter April to June 30. This increase on usual 30-40 referrals can be attributed to additional two fixed term staff members funded by salary savings and income generated by chargeable internal works conducted by the team.



Prosperous Communities

Progress Snapshot



Highlights

- Economic Development team secured an additional 34 grants to the value of \$66M with an additional 37 applications still undetermined
- Creation of the Shoalhaven Economic Growth Advocacy Group with new members recruited
- Nowra and Ulladulla Visitor Centre's achieved a combined Google rating average of 4.3 out of a possible 5 stars
- Two grants from Destination NSW's Feel NSW Marketing Grant Program were awarded to Council for July – August for food and drink itineraries and a large-scale South Coast drive campaign for August – September
- A record length of stay of 3.63 nights on average and a record average spend per visitor of \$574 for the year to March is encouraging
- Throughout the year, 15 supported events went ahead with a total return on investment (ROI) of \$26,417,000
- A collaborative 'After Hours' event was held on 4 May in Kangaroo Valley with the Shoalhaven Business Chamber to support the business community there who were cut off due to floods
- Redevelopment of Vincentia's Burton Street Mall awarded to local contractor Jirgens Civil Pty Ltd., with demolition works complete and drainage works commencing

Our Performance for the last 3 months

↑ **10.3%** increase
in 'Our Tourism' newsletter
subscribers year-on-year



↑ **7,658**
Calls to the Visitor Centre



↓ **4** blocks
of employment
land available



4.3 stars
Shoalhaven Visitor
Centre Rating





Destination NSW's Feel NSW Marketing Grant Program



Visitor Centre's achieved a combined Google rating average of 4.3





Redevelopment of Vincentia's Burton Street Mall




<div> <div> <div>Action Key</div> <div> <div>✓ Completed</div> <div>🕒 On Track</div> <div>⚠ Needs Attention</div> <div>🛑 On Hold</div> </div> <div> <div>KPI Status</div> <div> <div>🔴 Critical</div> <div>🟡 Needs Attention</div> <div>🟢 On Track</div> </div> </div> </div> </div>							
	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	3.1.01.01 Develop, maintain and/or enhance industry and government networks and relationships						
	Staff attended over 100 industry and government meetings this quarter to advocate and educate.	Number of government and industry meetings attended	300	420	🟢	Manager - Economic Development	Staff attended over 100 industry and government meetings this quarter to advocate and educate.
🕒	3.1.01.02 Maintain stocks of employment land in line with Council's employment land strategy						
	Due to high demand for serviced Industrial land, stocks were depleted. Four industrial subdivisions are underway to release 183,600sm of new lots during 2022-23. All projects are on track to allow release and sales during next 12 months.	Number of blocks of employment land available	7	4	🔴	Manager - Economic Development	Four subdivision projects underway to release 183,600sm of fully serviced industrial land in 2022-23 to meet the market. All projects, despite bad weather in Feb/ March are on track and within budget.
🕒	3.1.01.03 Deliver key outcomes in the Economic Development Strategy 2017-26 which focus on transport infrastructure; liveability and lifestyle; labour force capability and future economic vision for a Productive Shoalhaven						
	The economic development team continue to work out key priorities in the strategy with focus on infrastructure delivery and staff recruitment this quarter.	Develop Stage 10 at Flinders Industrial Estate	60%	15%	🟡	Manager - Economic Development	Staff changeover has resulted in delay for this project, however, subdivision is underway to progress this project.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Develop Stage 5 at Albatross Aviation Technology Park	75%	35%	●	Manager - Economic Development	Subdivision works proceeding and bulk earthworks completed; Progressing with utility including firefighting water storage and reticulation. Staff structural change has meant a change in project manager for this project.
	Redevelop Vincentia's Burton Street Mall	100%	30%	●	Manager - Technical Services	Design and procurement stages completed. Tender awarded to local contractor Jirgens Civil Pty Ltd. Works commenced on site in April 2022. Demolition works are complete and drainage works have commenced.
	Develop a berthing facility within Ulladulla Harbour	90%	50%	●	Manager - Economic Development	Operational challenges for supply and contractors have been ongoing for this project, however, delivery is underway.


	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
①	3.1.01.04 Facilitate business training and enhance labour force capabilities in parallel with bushfires and pandemic recovery						
	Funding from Federal and State Governments in this area has meant an oversupply of training and mentor activities post floods and bushfires. This has put on hold training hosted by Shoalhaven City Council.	Number of business training sessions facilitated	7	0	●	Manager - Economic Development	Funding from Federal and State Governments in this area has meant an oversupply of training and mentor activities post floods and bushfires. This has put on hold training hosted by Shoalhaven City Council.
✓	3.1.02.01 Investigate, facilitate and develop economic development and infrastructure projects that meet the objectives of relevant federal and state government grants						
	Closed escarpment crossings have caused disruption with HV delivery movements. PH Berry to Bomaderry is now open to vehicles bringing the \$1.06b project from Gerringong to Bomaderry to completion. Other PH upgrade projects between Jervis Bay Rd and Batemans Bay are progressing through the planning phases. The additional crossing of the Shoalhaven River is advancing for this new \$342m project. The planning stages of the \$432m Shoalhaven Hospital upgrade.	Increase in grant funds secured	Amount (\$)	\$66,070,108	●	Manager - Economic Development	For Financial Year 2021/22 Additional 34 grants secured Grant Income offered = \$66,070,108 Council contribution required = \$31,949,039
		Number of grant applications submitted	Count	67	●	Manager - Economic Development	As at 30 June 2022 there were 37 grant applications undetermined still with funding agencies.



	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	3.1.03.01 Advocate for strategic Destination Management Planning to effectively manage and drive visitation and tourism expenditure goals for the region						
	Marketing, events and visitor services all actively working on deliverables and strategy in line with the Destination Management Plan.	Maintain strong relationships with the tourism industry through regular meetings with the Shoalhaven Tourism Advisory Group	4	4	●	Manager - Tourism	Staff reported to Council the closing of STAG and the formation of a new economic development and tourism advisory group SEGA. New members have been interviewed and a first workshop is scheduled for July 2022.
✓	3.1.03.02 Deliver effective Destination Marketing to promote the Shoalhaven as a diverse region, drive off-season visitation and encourage visitor dispersal in peak periods						
	The Art and Culture campaign for Autumn, and Wine and Whales campaign for winter targeted off-season visitors and built brand awareness in lesser-known experience areas. Two grants from Destination NSW's Feel NSW Marketing Grant Program were awarded to council, one for July – August for food and drink itineraries, and another a large-scale South Coast drive campaign for August – September. The total estimated economic spend by visitors dropped \$93 million to \$960 million due to floods and COVID to year-end March 2022. However, a record length of stay of 3.63 nights on average and a record average spend per visitor of \$574 is encouraging.	Number of Shoalhaven Tourism Advisory Group endorsed flagship marketing campaigns delivered	4	6	●	Manager - Tourism	March to June saw the change-over from the autumn Arts and Culture campaign to the winter Wine and Whales campaign. Two additional campaigns were in development to support winter and spring visitation with Destination NSW's Feel NSW marketing grant program.


Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Total economic impact of expenditure by all visitors to the Shoalhaven	\$1b	\$960m		Manager - Tourism	The total estimated spend for year ending March 2022 is \$960 million which is \$100 million decrease on the previous period. However there is a new record for length of stay and domestic overnight spend which meets our key high-level strategies.
	Increase in total subscribers to the direct marketing consumer database	10%	10%		Manager - Tourism	The visitor email newsletter list is at 8,839 subscribers and 10,757 contacts. There are 188 new subscribers this quarter, and an increase of 10.3% from the previous year. A subscriber acquisition campaign is being developed for next quarter.




	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.1.03.03 Deliver an event support program to drive off season visitation to reduce seasonality of tourism employment opportunities						
	Confidence around events is coming back, with many of our events (Viking Festival, Big Country, Husky Tri) experiencing increased ticket sales when compared to the equivalent 2019 events. Over the course of the year, 15 supported events went ahead with a total ROI of \$26,417,000. Provided no events occurred in the first 6 months of the financial year, and uncertainty around event restrictions remained strong until February this is an outstanding result. When compared to FY20/21 the number of events supported remained the same, however the total ROI increased by 123% going from \$6,345,205 in 20/21 to \$26,417,000 this FY.	Maintain or increase number of supported events	10	15		Manager - Tourism	15 Events were supported this FY. Given the recent impacts of flooding throughout the region and impacts of COVID in the first two quarters, this is a positive outcome.
		Increase total return on investment for supported events	10%	123%		Manager - Tourism	When compared to FY20/21 the number of events supported remained the same, however the total ROI increased by 123% going from \$6,345,205 in 20/21 to \$26,417,000 in 21/22. This increase is due to the return of bigger events in the second half of the year, that were not able to go ahead the year prior.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	3.1.03.04 Facilitate and support the delivery of community and tourism events striving to achieve engaged, activated and liveable communities						
	Throughout this quarter the Events Team successfully facilitated a partnership between the Shoalhaven Food Network and the CBD Committee which saw Eats and Beats Shoalhaven become a recurring monthly event in Nowra. The event has been a success, supporting local food trucks and helping to activate the CBD in line with the Revitalisation Strategy. Further to this, the Kangaroo Valley Events Grant launched in June with the aim to drive visitors to the region, and support the community following ongoing road closures, through this 13 events were supported. Over the past 12-months, community events continue to be supported with advice.	Number of approved events on Council owned or managed land	20	25	●	Manager - Tourism	In this period 25 events were approved on council owned and managed land. Over the entire year, a total of 86 events were approved. This is a positive outcome given minimal events went ahead in the first half of the year.
✓	3.1.03.05 Support local tourism businesses and industry with regular communications and funding for cooperative precinct marketing projects						
	Six 'Tourism Talk' emails were sent to a database of 1,850 operators a month this quarter including three special editions for floods and events. A collaborative 'After Hours' event was held on 4 May in Kangaroo Valley with the Shoalhaven Business Chamber to support the business community there who were cut off due to floods. Tourism Manager presented at a special 'Tourism After Hours' event with the Milton Ulladulla Business Chamber in June. Over \$36,000 was awarded in the financial year period for precinct or co-op marketing activity.	Number of regular email communications to the tourism operator database	12	22	●	Manager - Tourism	Six 'Tourism Talk' emails were sent to a database of 1,850 operators a month this quarter including three special editions for floods and events. 'After Hours' events were held in May and June in Kangaroo Valley and Ulladulla in partnership with local business chambers.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Deliver financial assistance for precinct marketing programs	\$20,000	\$36,855	●	Manager - Tourism	This quarter \$1,750 was awarded to Culburra Beach Chamber of Commerce to renew their website and online presence, and \$5,000 to the National Parks Association for a book titled 'Islands of the South Coast' by Helen Moody. This takes the annual grant total to \$36,855 (target \$20,000).
 3.1.03.06 Provide product development, marketing and trade support to Aboriginal Tourism Operators						
Six Aboriginal Tourism Operators are listed on shoalhaven.com via ATDW. Working with another nine who need more support, however, there have been various setbacks for business such as COVID and floods. Many businesses Council has worked with are thriving in other sectors such as education, and NDIS, or delivering cultural awareness, cultural displays, dance and the like. Destination Sydney Surrounds South, YARPA, NIAA, NATOC, DPIE, Business Connect, and Council are all working in this space to assist Aboriginal tourism business success. The flow of this mentorship and cross government support needs to be refined in order to deliver the best outcome for business.	Number of additional Australian Tourism Data Warehouse listings for Aboriginal Tourism Operators	1	-1	●	Manager - Tourism	Six Aboriginal Cultural experiences are listed on shoalhaven.com via ATDW. Working with another nine who need more support, however, there have been various setbacks for business such as COVID and floods. Many services and funding are available for business, and meeting regularly with other mentors to determine way forward in this space.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.1.04.01 Annual review and delivery of a strategic plan for visitors' services including growing ambassadors, delivery of operational visitors centres and mobile tourism services						
	Although Shoalhaven Visitor Services have had a turbulent year with challenges from COVID-19, flooding and relocation. Customer service levels remained high with constant inquiries via telephone, email and live chat. The Entertainment Centre reopened for shows in April 2022 after 2 years absence, with an influx of bookings and Dine & Discover vouchers. Pop up information services in Huskisson conducted over the January holidays were well received by visitors and local operators. After a successful test of selling merchandise alongside assisting with visitor information, the team look forward to adding merchandise sales to future pop-up services.	Maintain a high quality of service and achieve Google business reviews equal to or above 4 stars for the Shoalhaven Visitor Centre	4	4.3		Manager - Tourism	Nowra and Ulladulla Visitor Centre's achieved a combined Google rating average of 4.3 out of a possible 5 stars. Many of the recent reviews show positive comments, resulting in 5-star appraisals. This is a pleasing result, demonstrating great customer service levels from the teams. Any negative feedback has been addressed with the customer and team members.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Grow the number of tourism ambassador volunteers	5%	3%		Manager - Tourism	Due to COVID-19 and the temporary relocation of Nowra Visitor services into the admin building. The decision was made to postpone any volunteer engagement, until Nowra visitor services were fully operational from within the Shoalhaven Entertainment Centre. It was decided that we would look to actively engage new volunteers from Spring 2022. Currently working with Project Q so volunteer applicants can seamlessly apply through OneCouncil.

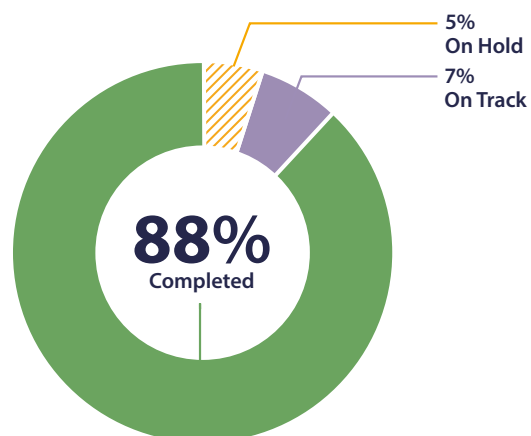
Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Maintain Customer Service enquiry numbers at Visitor Centres	7,000	7,658		Manager - Tourism	Due to COVID-19, Nowra Visitor Services relocation and inclement weather, which resulted in flooding and road closures. There has been an impact on the number of visitor inquiries at the front counters over the past year. Overall the centre's have met the YTD target and telephone inquiries, emails and live chat interactions remained constant.
 3.1.05.01 Maintain Holiday Haven Revenue at record 2020-21 level						
Due to COVID lockdowns and ongoing flooding the final revenue figures were lower than the budget target.	Holiday Haven Revenue compared to same period in 2020-21	Count	Refer to comment		Manager - Commercial Services	2022 figures were down on 2021 by 17.91% This was due to covid closures and La Nina rain events/flooding have resulted in significant impacts to revenue outside of our control.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	3.1.05.02 Review each Holiday Haven Park Contractor service level agreement every six months						
	All contracts are reviewed quarterly and monthly park contractor meetings are held to discuss operations, kpis and SLAs. A major project to realign cleaning reimbursements was completed in May. All parks that claim cleaning reimbursements have been issued a contract variation.	Six monthly review and performance feedback provided to Contractors	100%	100%	●	Manager - Commercial Services	Monthly park contractor meetings are held to review performance and provide feedback.
✓	3.1.06.01 Undertake projects in the Strategic Planning Works Program to activate and strengthen Shoalhaven's CBD's and town centres including progressing the activation of the Shoalhaven River-Front Precinct and the Nowra CBD revitalisation.						
	Range of projects underway or progressing. Focus continuing on the Nowra Riverfront Precinct and supporting the Nowra Riverfront Advisory Taskforce. Work on review of Nowra CBD Building Heights needs renewed focus due to competing priorities/resourcing issues.	Annual Council report on Strategic Planning Works Program by June 2022	100%	100%	●	Manager - Strategic Planning	Strategic planning works program to be reported to Council in July 2022.



Responsible Governance

Progress Snapshot



Highlights

- Over 4,700 page visitors to Council's Get Involved platform across 28 consultations this quarter
- 52 media release distributed resulting on more than 400 external news articles
- 5 Civic events held including 3 citizenship ceremonies
- Council's Resourcing Strategy and Long Term Financial Plan was exhibited and adopted by Council
- Outstanding rates balance is 6.5%, well below the 10% target which is a good result
- 550 workers and community members attended the Health and Wellbeing Expo held at the Shoalhaven Indoor Sports Centre
- Launched new portal 'Bookable' for camping sites with remainder facilities to be transitioned by August 2022
- 100% of formal GIPA applications have been processed within legislated timeframes
- Average wait time at the Customer Service Counter was 3 minutes, well below the target of 5 minutes
- Shoalhaven Water have completed the concept options and yield analysis for the improved transfer of water from northern to southern Shoalhaven

Our Performance for the last 3 months



21.8%
electronic
delivery of
rate notices

84%
of IT service desk requests
completed within SLAs

25,566
Facebook followers








43 register
registrations on
Council's Get
Involved website









<div> <div> <div>Action Key</div> <div> <div>✓ Completed</div> <div>🔄 On Track</div> <div>⚠ Needs Attention</div> <div>🛑 On Hold</div> </div> </div> <div> <div>KPI Status</div> <div> <div>🔴 Critical</div> <div>🟡 Needs Attention</div> <div>🟢 On Track</div> </div> </div> </div>							
	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.1.01.01 Provide an excellent customer experience through resolving customer enquiries at first contact						
	<p>The first contact resolution rate averaged 68% from April - June 2022 across over 39000 customer interactions.</p> <p>Over 90% of Rates and Facility Booking enquiries are being resolved by the Contact Centre, along with 85% + for City Services, Rangers, Shoalhaven Water and general Council enquiries.</p> <p>Additional call scripts to be developed and training to be carried out in the 22/23 financial year to increase first contact resolution.</p>	Percentage of calls to Contact Centre answered within 30 seconds	90%	55%	🔴	Manager - Customer Experience	From April - June 2022, the Contact Centre answered 53% of calls within the SLA of 30 seconds. The average call answer time was 1 min 5 seconds. This is a slight improvement on the previous quarter. The full year service level result is 55% and average speed to answer is 57 seconds.
		Average wait time at the Customer Service Counter	<5 minutes	3 minutes	🟢	Manager - Customer Experience	Average wait time at the Customer Service Counter was 3 min 10 seconds from April - June 2022.






	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.1.01.02 Ensure Council's website provides accurate and actionable customer service information and utilise the digital platform to improve service delivery						
	<p>New Library website was successfully launched on 28 April 2022 with all content being moved to the OpenCities CMS.</p> <p>Process has commenced to redesign and move the Gallery website to OpenCities which is due to 'Go Live' at the end of July. Information Architecture review for ShoalWater website has commenced, date for transition to OpenCities has not been established yet.</p> <p>Also implemented a new road work and road closure design and process in collaboration with City Services and, Media and Communications team.</p>	Number of customer service digital initiatives implemented	1	2	●	Chief Information Officer	<ul style="list-style-type: none"> • New Library website launched in April • Online Booking Bookable Camping venues launched in April • Remainder of Bookable site to be delivered 1 August 2022 • Online customer request management system is currently being implemented a small number of requests due for 'Go Live ' in July, followed by the remainder of request types in September
✓	4.1.01.03 Establish and grow Council's new Contact Centre						
	Council's Contact Centre has been operating for 11 months and is now established and embedded. This action is complete.	New Customer Experience team trained and new phone software operating by August 2021	100%	100%	●	Manager - Customer Experience	Action completed and finalised.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Customer Quality Assurance plan developed by September 2021	100%	90%		Manager - Customer Experience	Customer Quality Assurance plan developed and first round of customer surveys took place in May 2022. Now needs to be regularly completed as an operational task by the CX team.
	Service levels agreed and calls transitioned to the new Contact Centre by December 2021	100%	100%		Manager - Customer Experience	Customer Experience phase 2 has been agreed, and will bring into the Contact Centre Accounts Receivable and Accounts Payable, Environmental Services, Community Connections and City Development. Phase 2 will commence in the next financial year

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.02.01 Coordinate the delivery of a high quality Family Day Care service						
	Shoalhaven Family Day Care continues to deliver high quality care and education. The Service has adhered to all COVID-19 guidelines relating to our industry. All safety and support visits have been completed on schedule. There have been no issues of non-compliance.	Increase the number of Family Day Care Educators	30	23		Manager - Community Connections	The service currently has 23 active educators registered. This number falls short of the target 30 however there is an industry wide shortage of early childhood educators, and in this climate, SFDC has managed to maintain this consistent number of educators and continues to work at recruiting new educators.
		Percentage of scheduled Family Day Care inspections undertaken	100%	100%		Manager - Community Connections	Every annual home safety check has been completed during the year. All home safety visits were completed within the month they were due. All inspections were met with satisfactory outcomes and there were no issues of non-compliance.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.1.03.01 Maintain cemeteries to meet community standards						
	Cemeteries have been maintained to meet community expectations.	Maintain or improve satisfaction levels with services	99%	99%	●	Manager - Commercial Services	Customer satisfaction maintained throughout the year.
✓	4.1.03.02 Maintain and enhance Bereavement industry connections and involvement in policy and legislation development and implementation						
	Attendance at working groups for new legislation.	Contribution to Industry Associations and Statutory Authorities through meeting attendance	100%	100%	●	Manager - Commercial Services	Contribution to Interment Scheme through working groups.
✓	4.1.04.01 Create the annual Capital Works Program which outlines new roads, bridges and drainage infrastructure						
	DPOP 22/23 has been adopted by Council with all works listed therein.	Annual new capital works program for roads, bridges and drainage developed by June 2022	100%	100%		Manager - Works & Services	All projects submitted through CAPEX process.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.04.02 Far-North Collector Road						
	Construction has commenced and is progressing well, however recent wet weather has significantly impacted access to the site. Project is still on track with the funding deed milestones. TfNSW has requested quotations to expand Moss Vale Rd roundabout from a single lane option to a dual lane option. Additional costs have been provided to TfNSW for them to consider. The Taylors Lane alignment options are to be presented to Councillors on 27 July with a view to a public exhibition period.	Present a financial and works program to Council before 31 August 2021	100%	100%		Manager - Technical Services	Completed in August 2021 via Councillor Briefing.
	4.1.04.03 East Nowra Sub Arterial Road						
	Results of revised traffic modelling being undertaken by TfNSW expected to be available in the coming weeks. Project fly-through prepared to assist with promotion of the project.	Present an option report to Council before 31 August 2021, having regard to the latest geotechnical information received	100%	100%		Manager - Technical Services	Completed via Councillor Briefing in 2021.
	4.1.05.01 Provide customer support services and full range of Council functions at Ulladulla Service Centre						
	The Ulladulla Service Centre has continued to provide a range of services and customer contact functions.	Percentage of the full range of Council services that can be accessed via the Ulladulla Service Centre	100%	100%		Director - City Development	

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.06.01 Construct Sewer & Water infrastructure to support Moss Vale Road Urban Release Areas						
	Waste water construction 35% complete with expected completion in June 23. Project budget on watch due to increases in materials and energy costs for contractors. Water supply design completed. Project to move into procurement phase. Concern with reservoir delivery as tender resulted in no submissions.	Percentage of annual capital works completed that support Moss Vale Road Urban Release Areas	100%	100%		Manager - Water Asset Planning & Development	Project expenditure is within budget and progress is in accordance with delivery program.
	4.2.01.01 Manage the organisational corporate planning and reporting needs and continue to provide improvements in business planning and reporting						
	<ul style="list-style-type: none"> January - March Q3 Delivery Program Operational Plan Performance report completed and reported to 6 June Ordinary Meeting Draft Community Strategic Plan 2032, Delivery Program 2022-26, Operational Plan 2022-23 and Resourcing Strategy 2022-26 placed on public exhibition with 81 submissions to manage staff comments and recommended changes presented at 27 June Ordinary Meeting 4 pop-up market engagement events held across the LGA with over 1,129 visits to the 'Get Involved' webpage Council resolved to further update the draft CSP 2032 and return to Council within 3 months 	Produce the Annual Community Report by November 2021	100%	100%		Manager - Corporate Performance & Reporting	2020-2021 Annual report endorsed by Council, uploaded to Council's website and advice sent to the Office of Local Government.
		Develop new Delivery Program Operational Plan by June 2022	100%	100%		Manager - Corporate Performance & Reporting	DPOP & Budget 2022-23 adopted at Council meeting 27 June 2022.







	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.01.02 Support collaboration through Illawarra Shoalhaven Joint Organisation (ISJO) to advance Council and regional strategic objectives						
	A number of ISJO facilitated projects have continued, including: • Engagement of Sustainable Choice to undertake a modern slavery risk assessment of suppliers to member councils • Regional assessment of waste glass sources across a range of industries • Regional Illegal Dumping community awareness campaign undertaken on e-bikes with trailer billboards	Number of partnership initiatives for mutual benefit of ISJO stakeholders	4	4	●	Manager - Corporate Performance & Reporting	<ul style="list-style-type: none"> Regional waste and illegal dumping prevention initiatives Regional weeds funding methodology Regional cyber security officer Modern Slavery Act risk assessment
✓	4.2.02.01 Coordinate Audit, Risk and Improvement Committee functions & responsibilities and deliver the planned internal audits						
	The Audit, Risk and Improvement Committee planned activities as per their Charter and annual work plan has occurred. The internal audit plan is also on track for planned activities.	Audit, Risk and Improvement Committee meetings delivered as per the Charter requirements	1	1	●	Internal Auditor	The June 2022 planned ARIC meeting has occurred.
✓	4.2.02.02 Provide legal services and support to the organisation including management of the external legal services panel						
	Legal Counsel continues to provide legal service and support to the organisation. Litigation matters remain high with 3 active Class 1 appeals and 1 Class 4 judicial review being managed this quarter. Advice requests total 52, 40 of which are being handled in-house.	Quarterly reporting to Executive Management Team on use of Panel and Legal issues facing Council	4	1	●	Manager - Business Assurance & Risk	Report format has been prepared and approved. Report went to EMT in April 2022.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.02.03 Increase knowledge and awareness of current legal issues impacting the organisation						
	Legal Counsel continues to distribute updates and notices on legal related issues as provided by the Legal Services Panel or other sources. Legal Panel have provided online webinars for staff participation.	Number of legal education sessions delivered for Councillors and council staff	1	1	●	Manager - Business Assurance & Risk	Lindsay Taylor Lawyers webinar was conducted on "Common Mistakes in Enforcement" which various compliance and other staff attended.
✓	4.2.02.04 Provide organisational support for the corporate planning and audit reporting software						
	<ul style="list-style-type: none"> • Training provided with guidance material on the new end user 'My Progress Updates' dashboard • Ongoing quality support provided to the Reporting and Audit software users including training for new users • Commenced rollover and system configuration of Actions and KPIs for 2022-23 Delivery Program Operational Plan 	Percentage management satisfaction with the planning and reporting tool	70%	75%	●	Manager - Corporate Performance & Reporting	Result based on annual internal survey results with respondents rating the level of confidence in using the planning and reporting tool.
✓	4.2.03.01 Implement Council's Branding Guidelines across the organisation						
	Ongoing implementation of Council's brand continues. Council's Graphic Designers have been updating internal and external corporate documents with new Council phone numbers and contact details. Work this quarter has included, DIAP, CSP, DPOP, Thrive Together, Community Wellbeing Expo, Staff Newsletter, Project site wraps and signage, and Holiday Haven's winter campaign.	Key templates with corporate branding identified and available for business	100%	20%	●	Manager - Media & Communications	The graphic design team are on task with corporate branding and improving templates for business operations.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
➤	4.2.03.02 Review and implement Council's Media and Social Media Policy						
	The communications team will be reporting this policy to the Council in the coming quarter.	Deliver Media improvement training for key staff and media spokespeople	100%	30%	●	Manager - Media & Communications	Performance on track with minimal media interaction from Directors required. Support was provided for Deputy Mayor while she was acting as Mayor. Regular Talking points and Media statements for Spokesperson throughout the organisation as normal.
✓	4.2.04.01 Annual review and update of Council's Workforce Plan to ensure strategies are updated and implemented						
	The Workforce plan has been reviewed and updated. It was adopted by Council at the June 2022 Ordinary Meeting as part of the Resourcing Strategy of the Community Strategic Plan.	Updated Workforce Plan completed by June 2022	100%	100%	●	Manager - People & Culture	Workforce Plan review complete.
		Number of Equal Opportunity Plan initiatives implemented	Count	Refer to comment	●	Manager - People & Culture	Equal Opportunity Management Plan is awaiting approval.
		Leadership Development Program implemented by June 2022	100%	50%	●	Manager - People & Culture	The updated Managers and Potentials leadership program (Emerging and Aspiring Program) has been developed and is ready for input/endorsement of the Executive Management Team.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.05.01 Implement initiatives identified in the Work Health Safety & Injury Management Strategic Business Plan						
	<ul style="list-style-type: none"> Initiatives implemented include WHS Committee training, at risk workers trained in manual handling, depot site safety program in partnership with SafeWork NSW, 17 Top 5 Hazard sessions, 530 workers participating in the flu vaccination program and 550 workers and community members attending the Health and Wellbeing Expo. 	Number of Strategic WHS Plan initiatives implemented	8	8	●	Manager - People & Culture	The following initiatives have been implemented or conducted. WHS Committee training, site-specific safe work method statements, all high risk workers trained in manual handling, trial of APFIRM manual handling program, depot site safety program in partnership with SafeWork NSW, 8 audits, 28 inspections and 32 investigations, Top 5 Hazard sessions, flu vaccination program and Health and Wellbeing Expo.






	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.05.02 Ensure Safety Performance improvement compared to previous 3 year period						
	Compliance against WHS legislation was measured with the completion of 8 audits, with 7 teams achieving 90% or above. There were 32 investigations and 28 safety inspections completed to monitor compliance against Council's Safety Management System and implement controls and system improvements.	Percentage improvement in Lost time Injury Frequency Rate	5%	5%	●	Manager - People & Culture	The lost time frequency rate was 18.67, with 35 lost time injuries for 2021/2022. Compared to the previous financial year, the lost time frequency rate was 12.5 with 22 lost time injuries. This is a 49% increase and can largely be attributed to the COVID pandemic reducing immediate access to Council selected general practitioners. This is further supported when comparing the lost time days of 789 in 2021 to 778 in 2022 and indicates the severity of injuries has not increased.
✓	4.2.05.03 Process application requests for access to public information						
	All formal GIPA applications for Q4 have been processed within the statutory timeframes.	Percentage of formal GIPA requests met within statutory requirements	100%	100%	●	Manager - Business Assurance & Risk	All formal GIPA applications for Q4 have been processed within the statutory timeframes.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.2.05.04 Review and update Council's Business Continuity Planning Documents						
	The Business Continuity Planning (BCP) program has been active during the Covid-19 period, with the Continuity Management Team meeting regularly to manage the response. Review of the BCP is underway against the relevant Australian Standards aligning the documents with the relevant Australian Standards and drawing upon analysis of the recent experiences with disasters.	Staff provided training on revised Business Continuity Plans	100%	0%		Manager - Business Assurance & Risk	Training will occur on completion of the BCP review.
	4.2.05.05 Support the 2021 Shoalhaven City Council Local Government Elections						
	Election held by NSWEC and results declared on 23 December 2021 - there have been no outstanding issues or matters requiring action of the Council notified. Declaration of Poll report to be considered at Ordinary Meeting on 25 January 2022.	Elections delivered as required by NSW Election Commissions	100%	100%		Manager - Business Assurance & Risk	Election finalised and Mayor and New Councillors announced. Councillor Induction Program complete.
	4.2.05.06 Review and Implement Risk Management Framework						
	The supporting ERM framework documents are finalised after being endorsed by both EMT and ARIC. On the 7th and 29th March 2022 the Risk Appetite Statement was approved. On the 9th and 22nd of November 2021, the following was endorsed: 1.ERM framework document 2.Risk Assessment procedure The Risk Management Policy was finalised in at the Strategy and Assets meeting on the 14 September 2021.	Risk Register reported to Executive Management Team and Audit Committee	4	4		Manager - Business Assurance & Risk	Risk register reported to ARIC on 23 August 2021, 22 November 2021, 7 March 2022 and the 15 June 2022. Meetings held with individual Directors in December and January to review their Divisional risk register reports. High risk report was submitted to ARIC and EMT in March 2022.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.05.07 Manage Workers Compensation Self-Insurers Licence						
	<p>All licence requirements have been successfully completed.</p> <p>The actuary assessment was completed 15 July 2021. The wage declaration was submitted on the 30 August 2021. The self insurance case management audit was completed across the 24 and 25 November. The successful audit was submitted to SIRA on the 17 December 2021. The strategic business plan for RTW was submitted to SIRA at the end of February 2022. Further requirements were submitted to SIRA in March for the new Standard of Practice requirements.</p>	Achieve SIRA Auditing requirements for Workers Compensation Insurers Licencees	96%	95%	●	Manager - Business Assurance & Risk	<p>The workers compensation audit report was completed and submitted to SIRA in December 2021. The audit is against three elements, compliance, case management and data quality. Compliance and data quality elements had 96% scores. Case management had a score of 92%.</p> <p>This score represents council being classified as low risk for when SIRA review our licence for self insurance.</p>

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.05.08 Provide effective, proactive and strategic support to the organisation for Human Resources						
	The recruitment of the new positions in the Pay Office team is finalised.	Number of workplace change initiatives implemented	Count	2	●	Manager - People & Culture	The Garbage run transfer from Works and Services to Waste Services within City Services was presented to the Consultative Committee in April. The Coast & Floodplains workplace change in the Environmental Services Department in City Development was presented to the Consultative Committee in June.
		Recruitment and onboarding process reviewed and updated by June 2022	100%	50%	●	Manager - People & Culture	Work has continued on the recruitment and onboarding process and will continue into the new financial year.
		Develop the talent attraction strategy by June 2022	100%	75%	●	Manager - People & Culture	Work on the talent attraction strategy is ongoing and will continue into the new financial year.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.06.01 Provide spatial services including Council's cadastre and land information maintenance, online GIS, mapping systems integration, road and place naming and property addressing						
	The GIS unit continues to coordinate maintenance of mapping information across the Council and allocation of street numbering and road naming.	Percentage of Addressing and Road Naming applications processed within 7 days	100%	100%	●	Chief Information Officer	97% (239 of 247 properties) of the Property Addressing applications and 100% of Road Naming (1 of 1 roads) applications processed within 7 days.
		Percentage of registered plans processed within 2 days of Land Registry Services notification	100%	100%	●	Chief Information Officer	99% of Plans (217 of 220 lots) have been registered in Council's cadastre and TechOne within 2 x business days during the quarter.
✓	4.2.06.02 Maintain and improve Council's corporate business systems to ensure legislative compliance, effective operation and security						
	Ongoing process to keep us in an optimal position and working efficiently, securely and compliant.	Council software licence compliance maintained	100%	100%	●	Chief Information Officer	All software is currently in use under the relevant software and support licensing agreements


	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.2.06.03 Provide effective, secure and efficient record keeping frameworks and services to meet strategic, legislative and operational requirements of the organisation						
	Council continues to meet its record keeping obligations in an increasingly challenging environment. Information integration is being developed to ensure enterprise information creation and access is timely, accurate and stored appropriately.	Percentage of strategic Information Management Service Review recommendations implemented	50%	40%		Chief Information Officer	The implementation of some Service Review recommendations are being pursued at every opportunity but a delay in 'Go Live' for CRM in OneCouncil is affecting resourcing levels to pursue this. Work is ongoing to test and upgrade from Content Manager 9.2 to Content Manager 10 as the current version Council is running is not supported.
	4.2.06.04 Provide efficient and secure Information Technology Support Services and Systems						
	Information Technology Support Services and Systems have been maintained to ensure efficient use of technologies and enable a mobile workforce. Significant effort has been allocated to cyber security to ensure information is transmitted and processed in a secure manner.	Critical Systems Up Time	≥ 99.9%	100%		Chief Information Officer	No major outages occurred during the quarter. Council's firewall encountered a fault however did not affect downtime during core work hours.
		Percentage of service desk requests completed within service level agreements	80%	84%		Chief Information Officer	Satisfactory result and improvements can be found.


	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
ⓘ	4.2.06.05 Commence planning for consolidation of Council's name and address register						
	Currently on hold pending the identification of name and address data sources and implementation of TechOne/OneCouncil Request Management.	Strategic direction adopted and implementation strategy endorsed by June 2022	100%	0%	●	Chief Information Officer	Further work required to identify sources or name and address data as well as approach/solution for consolidation.
✓	4.2.07.01 Continue to improve operating efficiencies in Revenue Unit						
	We are continuing to see increasing registration numbers for the electronic delivery of rate notices. 21.8% of our rate notices are now being delivered electronically.	Percentage of electronic rate notice distribution	>20%	22%	●	Chief Financial Officer	We are continuing to see increasing registration numbers for the electronic delivery of rate notices. 21.8% of our rate notices are now being delivered electronically.
✓	4.2.07.02 Manage Council's liquidity						
	The balance outstanding represents 6.5% of the 2021/22 Rates and Charges levied which is below the target and therefore a good result for the end of the financial year.	Rates and annual charges outstanding	<10%	6.5%	●	Chief Financial Officer	The balance outstanding represents 6.5% of the 2021/22 Rates and Charges levied which is below the target and therefore a good result for the end of the financial year.



	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.07.03 Continue to improve operating efficiencies in Payroll Unit						
	The recruitment of the new positions in the Payroll team is being finalised.	Number of timesheet employees transitioned to electronic time and attendance system	50	118	●	Manager - People & Culture	118 water operation employees for Riteq in July 2021 were transitioned electronically.
✓	4.2.07.04 Manage Council's Investment Portfolio to maximise returns with due consideration for risk, liquidity and security						
	Fixed interest including cash returned a stable 1.04% p.a. pre-growth, exceeding the benchmark AusBond Bank Bill Index (0.61% p.a.) by +43bp p.a.	Investment portfolio performance above AusBond Bank Bill Index	Count	0.43	●	Chief Financial Officer	The investment returns for June 2022 excluding growth fund were a stable 1.04% p.a., exceeding the benchmark AusBond Bank Bill Index (0.61% p.a.) by +43bp p.a.
✓	4.2.07.05 Ensure procurement probity controls are in place and non-compliance is regularly reported to the Executive Management Team						
	Purchase requisitions are reviewed by the Procurement Unit for compliance with the adopted procurement procedures. Requisitions identified that do not meet Council's adopted compliance requirements are investigated by Procurement. The level of non-compliance and results of investigations are reported to the Executive Management Team for action.	Quarterly Non-compliance report provided to the Executive Management Team	4	4	●	Chief Financial Officer	Reviewed Procurement / Evaluation plans during the reporting period to ensure they meet a high standard. Involved in the Procurement / Evaluation plans and Tender documents of 3 ISJO Tenders.





	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.07.06 Comply with the engagement timetable for the 2020/21 financial statements						
	<p>Auditor General of NSW have audited the general purpose financial statements (GPFS) and Special Purpose Financial Statements (SPFS) of the Shoalhaven City Council (the Council) for the year ended 30 June 2021 as required by section 415 of the Local Government Act 1993 (the Act).</p> <p>Auditor General of NSW expressed an unmodified opinion on the Council's GPFS and SPFS.</p> <p>Auditor General NSW have audited the accompanying Special Schedule – Permissible income for general rates (the Schedule) of Shoalhaven City Council (the Council) for the year ending 30 June 2021.</p> <p>The Schedule is prepared, in all material respects in accordance with the requirements of the Local Government Code of Accounting Practice and Financial Reporting – update number 28 (LG Code), and is in accordance with the books and records of the Council.</p>	Annual audited statement adopted without qualified comments by October 2021	100%	100%	●	Chief Financial Officer	Unmodified audit opinion completed by 30 November 2021.
✓	4.2.07.07 Approval of 2021-22 Budget assumptions by Council						
	Budget assumptions were reported to Councillors as part of the 2022/23 budget development process.	2021-22 Budget assumptions approved by 31 December 2021	100%	100%	●	Chief Financial Officer	Budget assumptions were incorporated into Councillor briefings and workshops held during February / March.
✓	4.2.07.08 Continue OneCouncil business improvement initiatives to achieve efficiencies and improve levels of service provided by Finance Department						
	Finance Department is well underway delivering some major Council-wide business improvements. So far a series of online forms and dashboards was developed.	Number of improvement initiatives implemented	Count	3	●	Chief Financial Officer	3 business improvements were implemented since last update.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.07.09 Improve integration of Council's resourcing strategies with the Long Term Financial Plan to provide more accurate long term forecasting						
	The LTFP was prepared in line with the legislative requirements using robust methodology. This provided more accurate long term forecasting. The LTFP will be further enhanced and integrated with Quarterly Budget Reviews, as priorities are reassessed during the reviews, the LTFP will be updated.	Updated Long Term Financial Plan endorsed by 30 June 2022	100%	100%	●	Chief Financial Officer	The LTFP was endorsed by Council on 27 June 2022.
➤	4.2.08.01 Provide Corporate Systems transformation through the implementation of TechnologyOne's OneCouncil system						
	The rollout of TechnologyOne OneCouncil continues. Council went live earlier this year with Regulatory modules for Liquid Trade Waste, and 11 Approvals, Permits & Licenses. In July we will go live with Stage 1 of our Request Management Module and additional 3 Permits & Licenses. September to October will see the remaining Request Management modules Go Live, as will the first stage of Certificates and additional 5 Approvals, Permits and Licenses. Our DA implementation will now go live in March 2023 to accommodate the implementation of the updates DPIE V2 of the API connector to TechnologyOne OneCouncil via a middleware solution which will enable the automated flow of documents between DPIE and OneCouncil. The remaining modules will be delivered as part of Business as Usual in 2023 by Business Systems	Phase 4 - Regulatory DA Management - System live by November 2021	100%	70%	●	Chief Information Officer	Regulatory DA Management will move to a go live in March 2023 to accommodate in the implementation of connectivity to DPIE V2 of their API through a Middleware solution enabling the automation of document flow between the NSW Planning Portal and TechOne OneCouncil.
		Reporting, Dashboarding and Data Strategy established across OneCouncil System by Feb 2022	100%	50%	●	Chief Information Officer	Dashboards and reporting continue to be enabled as part of rollout. Dashboards will go live with Request Management in July and September. As with Regulatory as we go live with various modules during July, October and March.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Phase 4 - CRM, System Live by May 2022	100%	70%	●	Chief Information Officer	Call backs to customers goes live Jul 18th as does Rangers proactive patrols. Remaining modules across all Directorates go live September 1st.
	Worx.Online Implementation Complete by June 2022	100%	60%	●	Chief Information Officer	The BA for Worx.Online who is the main resource for the Worx.Online Project has moved to Business Systems from the beginning of July 2022. The remainder of the project will be completed by Business Systems in Business as Usual. As part of the process, the BA will transfer all Worx.Online knowledge to Business Systems, who will maintain and support the system as part of BAU.
 4.2.09.01 Deliver mechanical services to the organisation						
Scheduled and reactive maintenance performed for Council and RFS assets.	Deliver plant and vehicles in accordance with the approved Replacement Program	≥ 95%	100%	●	Manager - Commercial Services	Vehicles and plant ordered; deliveries severely impacted by global supply chain issues - this is expected to be ongoing for the remainder of 2022.






Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Scheduled maintenance of plant and vehicles including Rural Fire Service Fleet	100%	100%		Manager - Commercial Services	Council vehicles services completed as scheduled. RFS Winter services completed.

 4.2.10.01 Identify a number of potential future tenants for Council's properties to improve the timely letting of Council's properties						
<p>Building Services maintain a list of interested parties who have enquired about occupying Council properties. This list is also expanded when EOI's for leasing occurs e.g. 100 St Vincent Street and 177 Illaroo Road North Nowra.</p> <p>Integrity Real Estate manage and market any commercial properties in the portfolio for lease. Currently there are no vacancies, however any interested parties are referred to Council for consideration in the event that there are other suitable properties within the portfolio.</p>	Vacancy rate (across all categories) of Council tenanted buildings	<5%	0%		Manager - Building Services	<p>Vacant Properties - NIL</p> <p>Properties Vacant and approved leases -</p> <p>Properties vacant but not suitable for Leasing:</p> <ul style="list-style-type: none"> • 16 Berry Street, Nowra (Former Betta Electrical Building) – HAZMAT Issues and site remediation currently being investigated by Council <p>Approved Leases subject to DA for Change of Use:</p> <ul style="list-style-type: none"> • 100 St Vincent Street, Ulladulla – MUHC and Safe Waters • 177 Illaroo Road, North Nowra – Veterans Motorcycle Club <p>Recent Leases – Not applicable</p>



	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.2.10.02 Update the Shoalhaven City Council Property Strategy						
	It is intended to pursue a new Property Strategy, that takes a different strategic approach and direction to the previous 2016/2017 Property Strategy. Early works continuing ahead of internal dialogue and discussion with Council.	Property Strategy reviewed and updated by June 2022	100%	0%		Director - City Futures	Progress has also been impacted by competing priorities and staffing changes. Action underway to recruit new Strategic Property Manager who will lead this project.
	4.2.11.01 Ensure water is affordable for our customers						
	Results from National Performance Reporting released in March 2022 for the financial reporting period ending 30 June 2021. Shoalhaven has the lowest total Typical Residential Bill for Water Supply when compared with all other large water utilities across Australia.	Maintain ranking in the top 10% of the most affordable water price in utility category	10%	10%		Manager - Water Business Services	Results from National Performance Reporting released in March 2022 for the financial reporting period ending 30 June 2021. Shoalhaven has the lowest total Typical Residential Bill for Water Supply when compared with all other large water utilities across Australia.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.11.02 Undertake regulatory and business performance reporting and report results annually to Council						
	Annual independent audit has been completed, confirmation received that Shoalhaven Water continues to demonstrate substantial compliance with Best Practice Management of Water Supply and Sewerage, in line with NSW DPE Guidelines.	Provide data for the annual Water Industry National Performance Report and report results to Council	100%	100%	●	Manager - Water Business Services	All data reported within timeline. Results published and reported to Council on 26 April 2022 highlighting areas of performance against all water utilities across Australia in our Category.
		Participate in the annual Best Practice Management for Water Supply and Sewerage Systems Audit and report results to Council	100%	100%	●	Manager - Water Business Services	Shoalhaven Water completed the annual audit and demonstrated Substantial Compliance. Audit result was reported to Council 26 April 2022 and Council resolved to pay a dividend from both the Water and Sewer Funds to Council's General fund.
➤	4.2.12.01 Improve Shoalhaven Water's levels of service for Development & Regulatory function						
	Development referral response has improved significantly due to process improvements and recruitment of staff. Trade waste regulatory inspections have dropped due to staffing matters however this is expected to improve over the next quarter with an additional fixed inspector being recruited to catch up.	Percentage of Development Application and subdivision referrals completed within 21 days	80%	72%	●	Manager - Water Asset Planning & Development	Process improvements and recruitment have realised significant improvement in development assessment application processing.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Percentage of all approved Tradewaste discharge locations inspected	90%	55%	●	Manager - Water Asset Planning & Development	Implementation of TechOne Regulatory module and staff absences due to injury and holidays have heavily impacted outcomes. Engagement of a fixed term position to temporarily replace staff member has been undertaken and it is expected this will realise significant improvement.
<div> 4.2.12.02 Implement initiatives to reduce the number of dry weather sewage overflow events </div>						
Product delivery delays due to COVID has created an equipment shortage for the manhole float switches. Staff have been able to source alternative components and installations will commence in August 2022.	Percentage of sewer relining program completed	100%	28%	●	Manager - Water Asset Planning & Development	Sewer relining contract awarded and in delivery phase. Project to be completed in Feb/March 2023.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Number of monitoring sensors installed and monitored using "Internet of Things" technology	100	45		Manager - Water Operations & Maintenance	Product delivery delays due to COVID has created an equipment shortage for the IOT float alarms. Alternative components have been sourced and installation is due to commence in August. 45 pressure sewer sensors have been installed at Milton and connected to the LoRaWAN network.
 4.2.12.03 Provide potable water supply in accordance with Australian Drinking Water Guidelines						
Council continues to provide water quality compliant with Australian Drinking Water Guidelines.	Number of E-Coli incidents encountered through testing program	Count	0		Manager - Water Operations & Maintenance	There have been no e-coli incidents in the past three months.
 4.2.13.01 Investigate asset resilience and security of water supply opportunities						
Risk Identification and Mitigation project assigned to Portfolio and Assets teams to develop risk mitigation measures. A number of water/sewer resilience projects are progressing.	Options Report completed and Concept adopted for improved transfer of water from Northern to Southern Shoalhaven	100%	100%		Manager - Water Operations & Maintenance	Both Concept Options and Yield Analysis now complete. Project to be moved into Design Development Phase once timing and budgets have been approved.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.3.01.01 Provide opportunities to connect with Council's civic events, major projects, key policies and future direction						
	Get Involved Engagement Platform Summary: Number of consultations 28 Total Get Involved page visitors: 4,700 New registrations 43* (note: this is not indicative of engaged visitors as many participants are not required to register) 5 civic events were held this quarter. Three of these events were citizenship ceremonies that had limited availability during COVID because of event restrictions. The total number of new registrations on Get Involved over the year was 1,247.	Provide face to face opportunities for the community to connect	Count	5	●	Manager - Media & Communications	3 x Citizenship Ceremonies and 2 x Mayoral Receptions were held for this quarter. The number of citizenship ceremonies being held has increased to at least one per month.
		Increase number of registrations on Council's Get Involved Platform	Count	43	●	Manager - Media & Communications	Achieved: 4,700 visitors to the Get Involved website. In total 281 people on this platform completed a survey. This is a significant drop in active engagement. The Council have only conducted 28 consultations during this quarter and there is an "engagement fatigue" with consultations seeing much more success if they engage in face-to-face feedback.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.3.02.01 Provide opportunities for the community to engage with Council consultations, projects and information						
	<p>The number of projects with engagement activities delivered: 28 this was an increase in projects from last quarter.</p> <p>Get Involved Engagement Platform Summary:</p> <p>Total Get Involved page visitors: 4,700</p> <p>Total Engaged Visitors: 281</p> <p>External Civic Events Delivered</p>	Increase the publication of positive media releases through media outlets	5%	See comment		Manager - Media & Communications	During this period 52 media releases were sent out resulting in more than 400 external news articles.

Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	Increase the engagement of Council's digital communications platforms	Count	See comment	●	Manager - Media & Communications	Organic reach on Facebook and Instagram has been in decline across the board for the last twelve months as Facebook AD Platform is being more widely adopted. All four of the Council's corporate communications have continued to engage and promote initiatives. Facebook engagement increased to 379 new followers and Reach (Organic): 204,339 (The number of people that saw our content at least once. Instagram grew by 180 new followers with 5,648 unique accounts that viewed our content at least once. Twitter increased by 12 new followers, 3224 in total. 5858 users visited our profile. LinkedIn grew by 280 with 4,169 followers. Council's weekly e-newsletter subscription is 3923 during this period with an average open rate of 45.2 % higher than the average Local Government open rate of 32%.

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.3.03.01 Engage with the community about maintaining and enhancing the natural environment						
	<p>Coastal Management Program (CMP) Advisory Committees exist for the following:</p> <ul style="list-style-type: none"> • Lake Conjola CMP • Open Coast & Jervis Bay CMP • Lower Shoalhaven River CMP • St. Georges Basin and Sussex Inlet, Swan Lake, and Berrara Creek. <p>Floodplain Risk Management Committees also exist for Northern Central and Southern.</p> <p>Shoalhaven Heads Estuary Taskforce (SHET) also exists to strategically investigate and determine the feasibility of any actions that the Shoalhaven Heads community derive and to create causative links with the Lower Shoalhaven CMP.</p> <p>Community engagement occurs on a daily basis in response to community concerns and to provide education to reduce environmental harm/maintain public health.</p> <p>Environmental Services have commenced an Environmental Awareness program to recognise national and international environmental days and disseminate information to the community about these themes from a Shoalhaven City Council perspective. Examples include National Eucalypt Day and World Environment Day.</p>	Number of community engagement activities conducted	Count	15	●	Manager - Environmental Services	<p>Activities included Coastal Management Program (CMP) Advisory Committees, CMP drop in sessions/workshops, mail outs on coastal hazards, Floodplain Risk Management Committee meetings, mail outs seeking consultation outcomes on Lower Shoalhaven River and St Georges Basin Flood Studies and Shoalhaven Heads Estuary Taskforce meeting.</p> <p>Engagement also takes the form of phone conversations, email dialogue and site meetings. In addition, Environmental Services have launched Environmental Awareness Days, whereby utilising nationally and internationally recognised environment days to disseminate information to the community using media platforms.</p>

	Action Comment	Reporting Measure	Target / Timeframe	Q4 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.3.04.01 Inform and consult with the community in accordance with the community consultation policy for development applications						
	All Development and Modification Applications are notified in accordance with the Community Consultation Policy and legislation. All applications are uploaded onto the DA tracking website.	Compliance with consultation policy for all development applications	100%	100%	●	Manager - Development Services	Development and Modification Applications are notified in accordance with the Community Consultation Policy and legislation. All applications are uploaded onto the DA tracking website.
✓	4.3.04.02 Inform and consult with the community about strategic planning in accordance with legislative requirements						
	Formal planning exhibitions during the quarter = 4	Number of formal exhibitions or consultations	Count	4	●	Manager - Strategic Planning	Four formal exhibitions during the period.



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Quarterly Budget Review

30 June 2022



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Quarterly Review Headlines

General Fund

Council adopted a balanced budget, September QR adjustments decreased unrestricted cash by \$50K (unfavourable) and the December QR adjustments decreased it further by \$163K to \$213K (unfavourable). The June QR adjustments return the unrestricted cash movement to zero (balanced). There is \$4.4M of unrestricted general fund cash required to fund projects to be carried forward or revoted. With an actual result of \$204K increase in unrestricted funds, a shortfall of \$4.2M of unrestricted cash is being reported for the year ending 30 June 2022.

General Fund's preliminary operating result, excluding capital grants and contributions, is a deficit of \$16.8M. The main factors causing this is additional depreciation from the road asset revaluation, a negative fair value movement in the long-term growth funds and additional operating costs due to the emergency events that have occurred during the financial year.

Water Fund

Water Fund's preliminary operating result, excluding capital grants and contributions, is a deficit of \$2.3M, a favourable result when compared to the proposed budget of \$3.3M deficit.

Proposed adjustments to operating revenue will result in an increase of \$309K (favourable); and operating expenses will increase by \$1.0M (unfavourable) this quarter.

Capital revenue adjustments have decreased by \$99K, with a carry forward of \$133K. Capital expenditure forecast has decreased by \$100K, with a carry forward of \$1.6M.

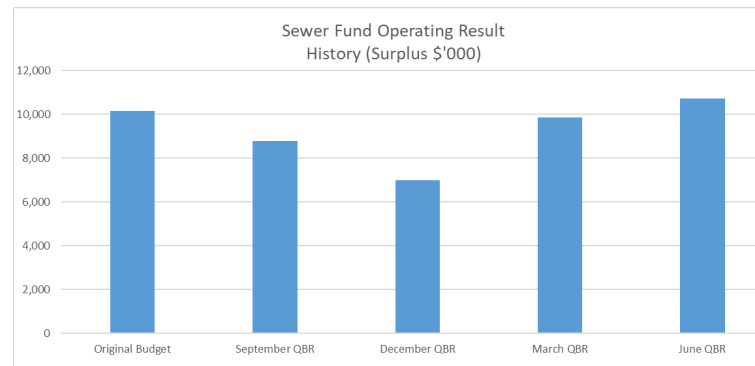
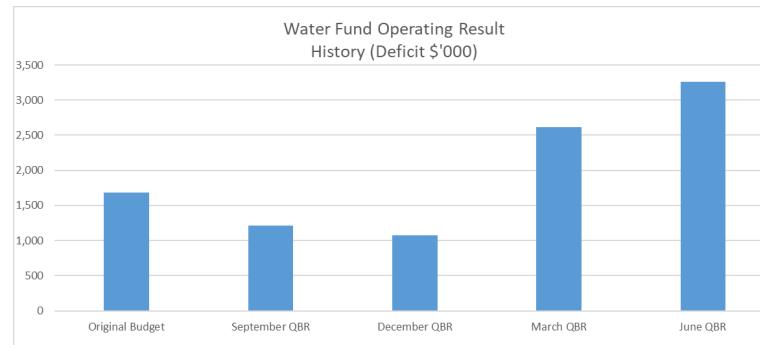
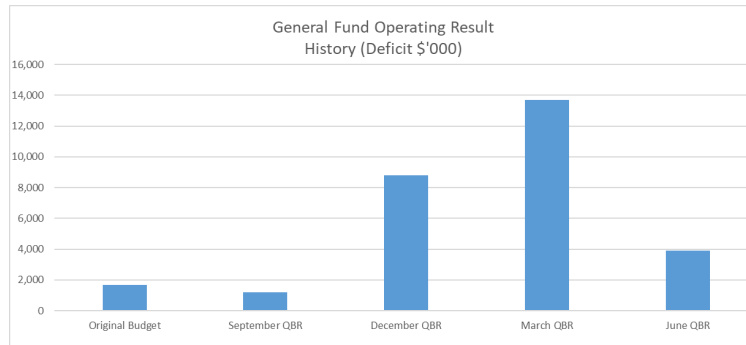
Sewer Fund

Sewer Fund's preliminary operating result, excluding capital grants and contributions, is a surplus of \$10.2M, a slightly less favourable result when compared to the proposed budget of \$10.7M surplus.

Proposed adjustments to operating revenue will result in a decrease of \$22K (unfavourable); and operating expenses decreased by \$879K (favourable) this quarter.

Capital revenue adjustments have decreased by \$213K, with a carry forward of \$52K. Capital Expenditures have decreased by \$347K, with a carry forward of \$202K.

The following charts show the forecast movement of net operating results excluding capital grants and contributions from the original budget over the financial year by Fund.



Summary of Movements and Projected Budget by Council Funds

General Fund

Financial Position Overview

The Shoalhaven City Council General Fund Financial Position is presented in the table below.

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustment	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Rates & Annual Charges	108,762	110,283	(1,521)	110,181	110,283	(1,077)	0	0	109,206	(444)	100%
User Charges and Fees	55,604	53,248	2,356	56,494	53,248	3,330	(230)	0	56,349	(745)	99%
Interest and Investment Revenue	827	3,458	(2,631)	3,358	3,458	110	(1,573)	0	1,995	(1,168)	41%
Other Revenues	4,855	4,368	487	3,884	4,368	787	(185)	0	4,971	(115)	98%
Internal Revenue	60,259	56,419	3,840	55,262	56,419	3,182	0	0	59,601	658	101%
Operating Grants and Contributions	36,028	37,375	(1,348)	20,702	37,375	7,115	(7,901)	(280)	36,309	(282)	99%
Capital Grants and Contributions	53,315	94,294	(40,980)	58,464	94,294	2,123	(41,074)	(1,930)	53,413	(99)	100%
Total Income	319,649	359,446	(39,797)	308,346	359,446	15,571	(50,963)	(2,210)	321,844	(2,195)	99%
Employee Benefits and On-Costs	82,071	82,014	(57)	74,042	82,014	783	(708)	(30)	82,059	(12)	100%
Borrowing Costs	2,127	2,079	(48)	1,974	2,079	(9)	0	0	2,070	(57)	103%
Materials and Services	79,743	83,557	3,814	68,099	83,557	(1,610)	(3,311)	(977)	77,659	(2,084)	103%
Depreciation and Amortisation	53,483	48,115	(5,368)	45,034	48,115	0	0	0	48,115	(5,368)	111%
Other Expenses	15,418	15,241	(178)	15,520	15,241	647	(272)	0	15,616	198	99%
Internal Expenses	50,276	47,832	(2,444)	46,547	47,832	(184)	0	0	47,648	(2,628)	106%
Total Expenses	283,118	278,838	(4,281)	251,216	278,838	(374)	(4,290)	(1,007)	273,166	(9,952)	104%
Net Operating Results	36,531	80,609	(44,078)	57,129	80,609	15,944	(46,673)	(1,203)	48,678	(12,147)	
Net Operating Result before capital grants and contributions	(16,784)	(13,685)	(3,098)	(1,334)	(13,685)	13,821	(5,598)	1,007	(4,736)	(12,048)	

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustment	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Other Cash Adjustments											
Capital Expenditure	(111,716)	(178,326)	66,610	(199,267)	(178,326)	43,944	16,926	3,380	(114,076)	2,360	98%
New Borrowings	96	41,065	(40,968)	32,714	41,065	0	(40,968)	0	96	0	100%
Loan Principal Repayments	(10,683)	(10,867)	184	(10,375)	(10,867)	1	0	0	(10,865)	182	98%
Disposal of Assets	7,194	6,636	558	5,296	6,636	514	0	0	7,150	44	101%
Depreciation Adjustment	53,483	48,115	5,368	45,034	48,115	0	0	0	48,115	5,368	111%
Net Cash Movement	(25,095)	(12,768)	(12,327)	(69,470)	(12,768)	60,403	(70,715)	2,177	(20,902)	(4,193)	
Reserve Movements											
Transfers from Reserves	197,901	266,173	(68,272)	267,579	266,173	(49,136)	(15,614)	(3,522)	197,901	0	100%
Transfers to Reserves	(181,591)	(262,607)	81,016	(198,109)	(262,607)	(11,054)	89,861	2,210	(181,591)	0	100%
General Fund carried forward from previous year	8,989	8,989	0	0	8,989				8,989	0	100%
General Fund Net Cash Movement	204	(213)	417	0	(213)	213	3,532	865	4,396	(4,193)	

The net operating result before capital revenue is \$12M lower (unfavourable) than the proposed budget of \$4.7M at the June Quarterly Review.

Current Operating Revenue Position and Budget Adjustments

A table below summarises the key movements by revenue category.

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustment	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Rates & Annual Charges	108,762	110,283	(1,521)	110,181	110,283	(1,077)	0	0	109,206	(444)	100%
User Charges and Fees	55,604	53,248	2,356	56,494	53,248	3,330	(230)	0	56,349	(745)	99%
Interest and Investment Revenue	827	3,458	(2,631)	3,358	3,458	110	(1,573)	0	1,995	(1,168)	41%
Other Revenues	4,855	4,368	487	3,884	4,368	787	(185)	0	4,971	(115)	98%
Internal Revenue	60,259	56,419	3,840	55,262	56,419	3,182	0	0	59,601	658	101%
Operating Grants and Contributions	36,028	37,375	(1,348)	20,702	37,375	7,115	(7,901)	(280)	36,309	(282)	99%
Total Operating Income	266,335	265,152	1,183	249,882	265,152	13,448	(9,889)	(280)	268,711	(2,096)	99%

As at 30 June 2022, General Fund operating revenue (excluding capital revenue) has achieved 99% of the proposed budget.

Comments on major year to date variances are tabled below:

Category	Adopted Budget Variance (\$'000)	Comment
Rates & Annual Charges	(1,521)	-1.1M domestic waste annual charge, offset to the reserve -437K ordinary rates

Category	Adopted Budget Variance (\$'000)	Comment
User Charges and Fees	2,356	<ul style="list-style-type: none"> -239K reduction in certification and compliance revenue -216K reduction in development assessment and engineers revenue -155K reduction in arts and community connections and planning revenue -96K reduction in building services revenue -78K reduction in environmental health and services revenue -74K reduced revenue from bereavement services -68K reduction in proponent funding received +109k additional SEC and library revenue +256 increase from swim sport and fitness operations +300K increase in holiday haven revenue +2.73M increased activity within waste services
Interest and Investment Revenue	(2,631)	<ul style="list-style-type: none"> -2.28M unfavourable fluctuation in long-term growth fund and investment fair valuations -428K reduction in investment interest received for term deposits and floating rate notes -263K shortfall in interest on overdue rates +12K loan repaid from Murramarang men's shed +329K increase in the dividend and tax equivalent payments from Shoalhaven Water
Other Revenues	487	<ul style="list-style-type: none"> -400K reduction in fines received within certification and compliance -152K reduced ranger fines received +36K additional environmental services fines received +44K recovery of costs within economic development +92K additional revenue from regional gallery exhibitions, programs and sales +98K tourism sport Australia sponsorship +152K waste services fuel tax credit +207K recovery of costs within property management +407K increase in waste services recycling operations
Internal Revenue	3,840	<ul style="list-style-type: none"> -101K reduction in income from waste plant and vehicle operations +243K additional income from building services unit +764K additional insurance & claims income - public liability & workers compensation +1.1M increase in revenue due to increase in plant hire +1.9M increase in internal administration income

Category	Adopted Budget Variance (\$'000)	Comment
Grants and Contributions provided for Operating Purposes	(1,348)	<ul style="list-style-type: none"> -5M bushfire clean up disaster assistance grant yet to be received -858K grant income yet to be received for coastal management projects -780K bushfire affected coastal waterways grant yet to be received -331K flood levee repair income yet to be received -281K S44 Currowan fire grant not to be received -236K natural disaster office administration grant yet to be received -146K regional roads routine maintenance grant yet to be received -108K flood damage reconstruction work grant yet to be received -100K community recovery officer grant yet to be received -75K child care subsidy payments yet to be received -133K various other grants yet to be received +2.8M unallocated March 22 natural disaster payments +3.9M additional financial assistance grants FY23 advance payments received

The June Quarterly Budget Review recommends an increase in operating revenue of \$13.4M.

Proposed budget adjustments are summarised in the table below:

Category	Amount (\$'000)	Reason
Rates & Annual Charges	(1,077)	-1.06M decrease in domestic waste annual charge, offset to the reserve
User Charges and Fees	3,330	+75K increase in advertising signs +109K increase in fleet revenue due to charges to Shoalhaven community transport +121K increase in swim sport and fitness operations +300K increase in holiday haven revenue +2.73M increased activity within waste services
Interest and Investment Revenue	110	-112K decrease to match the reduced legal costs for debt recovery -66K of interest shortfall for S7.11 projects funded by S7.11 reserve -53K of interest shortfall for waste projects funded by waste reserve +12K to recognise loan repaid from Murramarang men's shed +329K increase in income for the dividend and tax equivalent from Shoalhaven Water
Other Revenues	787	+63K recovery of costs within economic development +69K increase in regional gallery - art and shop sales +98K tourism sport Australia sponsorship +152K waste services fuel tax credit +407K increase in waste recycling operations
Internal Revenue	3,182	-87K reduction in income from waste plant and vehicle operations +25K additional income in works & services from sale of message boards & drone hire +29K additional revenue earned from swim sport fitness operations +759K additional insurance & claims income - public liability & workers compensation +1M increase in revenue due to increase in plant hire and operations +1.4M overall increase in recognition of additional income from year end overhead allocation
Grants and Contributions provided for Operating Purposes	7,115	-64K adjustments on various other grants +100K natural disaster funding for Kangaroo Valley flood recovery +159K funding contribution for Nowra riverfront advisory taskforce +220K community recovery officer grant extended for another year +2.8M unallocated NSW natural disaster recovery funding +3.9M additional financial assistance grants FY23 advance payments received

Summary of proposed Operating Revenue works in progress carried forward/revotes

Program	Works in Progress Carried Forward (\$'000)	Revote (Uncommitted) Amount (\$'000)
Buildings and Property	150	0
Community and Culture	472	20
Economic Development	202	0
Environmental Management	1,466	40
Fire Protection and Emergency Services	5,868	220
Internal Corporate Services	1,751	0
Land Use Planning	133	0
Waterways Infrastructure	107	0
	10,149	280

Current Operating Expenditures Position and Budget Adjustments

	Adopted Budget (\$'000)			Revised Budget (\$'000)						
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustment	Proposed Carry Forward / Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Employee Benefits and On-Costs	82,071	82,014	(57)	74,042	82,014	783	(738)	82,059	(12)	100%
Borrowing Costs	2,127	2,079	(48)	1,974	2,079	(9)	0	2,070	(57)	103%
Materials and Contracts	79,743	83,557	3,814	68,099	83,557	(2,277)	(4,288)	76,992	(2,751)	104%
Depreciation and Amortisation	53,483	48,115	(5,368)	45,034	48,115	0	0	48,115	(5,368)	111%
Other Expenses	15,418	15,241	(178)	15,520	15,241	647	(272)	15,616	198	99%
Internal Expenses	50,276	47,832	(2,444)	46,547	47,832	(184)	0	47,648	(2,628)	106%
Total Expenses	283,118	278,838	(4,281)	251,216	278,838	(1,041)	(5,298)	272,499	(10,619)	104%

As at 30 June 2022, General Fund operating expenditure achieved 104% of the proposed budget.

Comments on major variances are tabled below:

Category	Adopted Budget Variance (\$'000)	Comment
Employee Benefits and On-Costs	(57)	Net difference in employee costs across the general fund
Borrowing Costs	(48)	Additional borrowing costs

Category	Adopted Budget Variance (\$'000)	Comment
Materials and Contracts	3,814	-1M additional costs in fleet & mechanical services -800K spent on strategic planning S7.11 work in kind agreement -710K additional costs in swim sport and fitness -519K additional legal costs in City Development -506K additional costs in roads maintenance -418K additional costs in building services -294K additional costs across City Performance -255K additional costs in parks & reserves maintenance +71K savings in various other departments across Council +345K savings in commercial undertakings +1.9M savings in waste expenditure +1.9M floodplain and coastal projects not yet spent +4.1M bushfire clean up disaster assistance grant not yet spent
Depreciation and Amortisation	(5,368)	-4.4M road asset revaluation -605K fleet and mechanical -446K waste plant and fleet +237K tourist parks
Other Expenses	(178)	-661K additional EPA levy for waste management +185K savings in crown land levy for tourist parks +171K underspend in tourism projects +88K reduced community assistance scheme costs +55K reduced donations spending
Internal Expenses	(2,444)	-660K internal fleet and plant hire charges -606K internal insurance charges for property insurance and workers compensation -545K mechanical services -260K rates and water charges -131K communication charges

The June Quarterly Budget Review recommends a decrease in operating expenditure of \$1M. Proposed major budget adjustments to operating expenditure are summarised in the table below:

Category	Amount (\$'000)	Reason
Employee Benefits and On-Costs	783	-537K net savings identified in CEO and disaster recovery area -165K allocation to self-insurance reserve +63K additional funding added for homelessness services +150K community recovery officer grant extension received +250K development services grant received +203K additional costs in swim, sport, fitness funded through savings and additional revenue identified +299k additional recovery through overhead allocation +523K additional costs funded in commercial services
Borrowing Costs	(9)	-12K increase in City Performance loan costs +3K decrease in waste services loan costs
Materials and Contracts	(1,610)	-4.1M unspent bushfire clean up disaster assistance grant - to carry forward -1.9M savings in Waste expenditure returning back to domestic waste reserve -735K unspent bushfire affected coastal waterways grant - to carry forward +182K additional expenditure funded by economic development reserve +275K recognised grant in tourism +545K legal costs +693K emergency service levy contributions received, to carry forward to cover increased costs in 2022/23 +1M additional overheads income to fund shortfalls in corporate services expenditure +1M additional expenditure in fleet & mechanical services funded by plant replacement reserve +1.47M additional strategic planning expenditure - funded by S7.11 & S7.11 recoupment
Other Expenses	647	-19K decrease as internal reallocation in community connections to better reflect actual spend +5K net movement between project in parks, swim, sport & fitness and tourism to better reflect actual spend +661K additional increase in waste services costs
Internal Expenses	(184)	-1.6M reduction in internal tipping charges +100K increase in plant charges +377K increase in workers compensation internal charge +820K overhead allocation charges increase

Summary of proposed Operating Expenditure works in progress carried forward/revotes

Program	Works in Progress Carried Forward (\$'000)	Revote (Uncommitted) Amount (\$'000)
Buildings and Property	77	0
Commercial Undertakings	49	0
Community and Culture	961	230
Economic Development	154	0
Environmental Management	1,189	113
Fire Protection and Emergency Services	817	200
Governance and Civic	20	0
Internal Corporate Services	382	84
Land Use Planning	930	312
Open Space, Sport and Recreation	56	0
Regulatory Services	309	75
Stormwater	89	0
Waste and Recycling Program	(2)	0
	5,029	1,014

Capital Revenue Position and Budget Adjustments

	Adopted Budget (\$'000)			Revised Budget (\$'000)						
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustment	Proposed Carry Forward / Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Capital Grants	47,670	90,017	(42,347)	54,186	90,017	755	(43,005)	47,767	(97)	100%
Capital Contributions	5,645	4,277	1,368	4,277	4,277	1,368	0	5,645	0	100%
Grants and Contributions provided for Capital Purposes	53,315	94,294	(40,980)	58,464	94,294	2,123	(43,005)	53,412	(97)	100%

Comments on major variances are tabled below:

Category	Adopted Budget Variance (\$'000)	Comment
Capital Grants	(42,347)	This variance is due to the uncertainty of when grant funds will be received, the budget for the grants not yet received will be carried forward in 2022/23
Capital Contributions	1,368	Additional developer contributions received above target

Proposed budget adjustments to capital revenue are summarised in the table below:

Category	Amount (\$'000)	Reason
Capital Grants	755	Adjustments to reflect additional grants received, matched with additional capital expenditure
Capital Contributions	1,368	To recognise the additional developer contributions received, matched with increasing the reserves

Summary of proposed Capital Revenue works in progress carried forward/revotes

Program	Works in Progress Carried Forward (\$'000)	Revote (Uncommitted) Amount (\$'000)
Bridges	81	0
Buildings and Property	236	0
Commercial Undertakings	52	10
Community and Culture	1,294	0
Economic Development	13,083	88
Environmental Management	336	96
Fire Protection and Emergency Services	1,959	0
Open Space, Sport and Recreation	1,430	46
Roads and Transport	20,662	927
Stormwater	36	357
Strategic Roads and Bridges	444	0
Waterways Infrastructure	1,135	405
	40,750	1,930

Capital Expenditures Position and Budget Adjustments

Capital expenditures by Directorate are summarised in the table below:

Directorate	Amount (\$'000)								
	Original Budget	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	June Actuals	Favourable / (Unfavourable) Variance	Actual % of Adopted Budget	Actual % of QR Proposed Budget
City Performance	3,497	1,619	276	(141)	1,754	1,750	4	108%	100%
City Services	124,316	137,643	(38,901)	(13,011)	85,731	83,983	1,748	61%	98%
City Development	2,518	2,034	(42)	(904)	1,088	987	100	49%	91%
City Lifestyle	32,546	23,734	(2,597)	(5,571)	15,566	15,310	257	65%	98%
City Futures	36,381	13,249	(2,876)	(687)	9,686	9,619	67	73%	99%
Shoalhaven Water	9	47	20	0	67	68	(0)	143%	101%
General Fund Total	199,267	178,326	(44,120)	(20,314)	113,892	111,716	2,176	63%	98%

Comments

Capital Expenditure as at 30 June 2022 is 63% of the current adopted budget (excluding commitments) or 98% of the proposed budget.

The June Quarterly Budget Review recommends a budget decrease of \$44M. The majority of these adjustments are returning unspent funds to reserve, to be reviewed and allocated in 2022/23.

Commentary on the progress on major capital works is provided in a separate attachment to the Report to Council.

Summary of proposed Capital Expenditure works in progress WIP carried forward/revotes

Program	Works in Progress Carried Forward (\$'000)	Revote (Uncommitted) Amount (\$'000)
Bridges	349	60
Buildings and Property	2,961	53
Commercial Undertakings	1,489	237
Community and Culture	103	51
Economic Development	386	159
Environmental Management	842	197
Fire Protection and Emergency Services	157	20
Internal Corporate Services	141	0
Open Space, Sport and Recreation	3,369	261
Roads and Transport	6,646	1,171
Stormwater	467	386
Strategic Roads and Bridges	88	0
Waterways Infrastructure	610	785
	17,607	3,380

As a result of the June budget review, the following major adjustments, greater than \$100k, were made to the capital projects:

			Amount (\$)						
Project Description			June Actuals	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	Full Year Variance	Adjustment Comments
Asset Planning and Development	Office Equipment	City Services Equipment	426,733	202,595	222,089	0	424,684	(2,049)	Vehicle purchases funded from reserve
Coastal and Estuary Management	Coastal Programme	Coastal Erosion Works	0	122,350	(122,350)	0	0	0	Reclassification to Opex due to the nature of work
Community Services	Community Services - Capital	Recovery and Resilience Grant - capital components	633,439	1,106,043	(491,485)	18,880	633,439	0	Project substantially underway with completion expected in December 2022. Returned unspent funds to reserve, to be reviewed and allocated in 2023
Community, Residential and Commercial Buildings	Public Buildings	Nowra Showground buildings	105,686	13,293	417,994	(209,376)	221,911	116,225	Reallocation of budget between 2 related projects at Nowra Showground
	Sportsfield Buildings	Shoalhaven Heads - Jerry Bailey Oval - New Public Toilet	23,523	45,000	150,000	(171,477)	23,523	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Corporate Buildings	Administrative Building Management - Capital	Nowra Admin Building Compliance (fire)	418,720	1,032,101	(468,242)	(25,139)	538,720	120,000	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Economic Development	Economic Development Area Projects	EDO - Huskisson Mangrove Boardwalk	3,677	443,605	(439,928)	0	3,677	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		EDO - Ulladulla Harbourside	0	1,048,514	(1,048,514)	0	0	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023

			Amount (\$)						
Project Description			June Actuals	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	Full Year Variance	Adjustment Comments
		Ulladulla Maritime - Berthing Facility	370,633	2,238,715	(2,006,513)	138,432	370,633	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
	Industrial Land Development	AATP Fire Reticulation	20,177	665,000	(644,823)	0	20,177	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		AATP Fire Water Storage	19,270	1,700,000	(1,680,730)	0	19,270	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		AATP Stage 5 - Subdivision	2,036,468	1,395,860	640,607	0	2,036,468	0	Fund expenditure from Industrial Land Reserve
		Flinders Industrial Stage 10 (DO NOT USE)	(203,039)	0	(203,039)	0	(203,039)	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Flinders Roadworks - Stage 10	1,957,410	4,185,200	(2,227,790)	0	1,957,410	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Entertainment Centre	SEC Capital	SEC Upgrade & Cladding	3,113,714	3,996,031	(882,481)	0	3,113,550	(164)	Prolonged rain has delayed project. Returned unspent funds to reserve, to be reviewed and allocated in 2023
Fire Protection and Emergency Services	Rural Fire Service Buildings	BLD Lake Conjola RFS Upgrade Existing Station	15,640	717,303	(701,663)	0	15,640	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		BLD Manyana Bendalong new RFS station	11,213	1,752,930	(1,741,718)	0	11,213	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Shoalhaven Fire Control Centre - roads and parking LCLI	60,946	1,225,400	(1,164,455)	0	60,946	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023

			Amount (\$)						
Project Description			June Actuals	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	Full Year Variance	Adjustment Comments
Fleet and Plant	Fleet Unit Purchase / Sale of Plant	Fleet Vehicle Purchases	3,194,257	4,423,268	(1,229,011)	0	3,194,257	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Landfill and Transfer Station Operations	Waste Capital Expenditure	Bioelektra Resource Recovery Facility RRF	1,711,689	2,298,487	(586,799)	0	1,711,689	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Materials Recovery Facility	8,177,568	16,140,000	(7,962,432)	0	8,177,568	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Waste Plant Purchases	2,516,839	2,163,826	353,013	0	2,516,839	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		West Nowra Leachate Treatment Project	887,990	1,000,000	(112,011)	0	887,990	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
	Waste Management - Capital Expenditure	Waste Hardstands and Roads	35,050	285,000	(249,950)	0	35,050	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Waste Landfill Cell Construction - West Nowra	484,069	1,653,748	(1,169,679)	0	484,069	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Weighbridge Upgrade Ulladulla	104,505	250,000	(145,495)	0	104,505	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023

			Amount (\$)						
Project Description			June Actuals	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	Full Year Variance	Adjustment Comments
		West Nowra Landfill Closure Rehabilitation	37,084	150,000	(112,916)	0	37,084	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Mechanical Services	Mechanical Services Equipment	Mechanical Workshop Capital	15,062	425,400	(400,187)	(10,151)	15,062	(0)	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Parks, Reserves, Sport and Recreation Areas	Active Recreation	Aboriginal Cup - Sports ground improvement works	178,008	300,000	200,000	(321,992)	178,008	0	Recognise grant received
	Passive Recreation	Boongaree - Stage 2 to 7	79,452	520,000	(440,548)	0	79,452	0	Project substantially underway with completion expected in future years. Returned unspent funds to reserve, to be reviewed and allocated in 2023
		C&R Bay and Basin Leisure Centre Redevelopment	530,712	2,198,893	(1,631,089)	(37,093)	530,712	0	Preliminary design is being progressed, project continues into future years. Returned unspent funds to reserve, to be reviewed and allocated in 2023.
		Nowra Showground Pavilion Reroofing	0	417,994	(417,994)	0	0	0	Reallocation of budget between 2 related projects at Nowra Showground
		Ray Brooks Reserve Boardwalk	28,253	682,387	(575,500)	(78,634)	28,253	(0)	Site establishment complete, project continues in future year. Returned unspent funds to reserve, to be reviewed and allocated in 2023
Property Management	Property Development	37 Hyams St Nowra - Purchase	962,545	0	962,936	0	962,936	391	Fund from reserve

			Amount (\$)						
Project Description			June Actuals	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	Full Year Variance	Adjustment Comments
		Property Develop General	0	200,000	(200,000)	0	0	0	Return unspent budget to reserve
Roads	Bridge Program	FCB - Yarramunmun Ck Culvert - Yalwal Rd, Buangla	325,021	1,030,000	(431,201)	(273,778)	325,021	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
	Local Road Repair Program	Reconstruct Wheelbarrow Rd CH4.9 - Natural Disaster	610	776,660	(776,050)	0	610	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Special Local Roads Improvement Program	6,090,105	10,000,000	(3,909,895)	0	6,090,105	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Worrigeer - Worrigeer Rd - Fixing Local Roads Program	103,555	1,137,402	(954,402)	(79,445)	103,555	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
	Roads Strategy Projects	Croobyar Rd, Milton - Road Rehab & Widening	243,846	965,130	(557,219)	(164,064)	243,846	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Jerberra Estate Fire Trails	0	116,017	(116,260)	0	(243)	(243)	Project completed and has been handed over for routine maintenance. Budget removed in Q4
		Moss Vale Rd Sth URA Road & Roundabout	2,157,665	66,396	2,091,268	0	2,157,665	0	Fund from expected grant to be received
		Moss Vale Road South URA land acquisitions	9,732	979,944	(841,559)	(128,654)	9,732	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023

			Amount (\$)						
Project Description			June Actuals	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	Full Year Variance	Adjustment Comments
	Roads to Recovery Program	BTU Rd (R2R)	1,918,089	2,857,119	(939,030)	0	1,918,089	0	Project completed, loan funding removed and remaining unspent budget transferred to other projects
		Culburra - Culburra Rd (R2R) - CH 0.760 to 1.13km	9,204	512,180	(503,290)	314	9,204	0	Project is in design phase only, R2R funding transferred to other R2R projects
		Roads to Recovery Program	0	0	151,848	(151,848)	0	0	Unspent R2R funding transferred from BTU Rd (R2R) revoted for allocation in 2022/23
Rural Roads	Rural Roads	Lake Conjola Ent Rd - LRRP Various Sites Urban Upgrade	88,668	1,138,497	(1,049,828)	0	88,668	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Upper Kangaroo River Rd - Natural Disaster Mar22 - Landslips	161,249	0	161,249	0	161,249	0	Natural Disaster (March 2022) funding transferred from \$5million to cover actual expenditure for 2021/22
		Wattamolla Rd - Natural Disaster Mar22 - Landslips	120,809	0	120,809	0	120,809	0	Natural Disaster (March 2022) funding transferred from \$5million to cover actual expenditure for 2021/22
Stormwater	Drainage	Moss Vale Road South URA Drainage	2,417,618	2,861,200	(443,582)	0	2,417,618	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Scott/Noakes - Natural Disaster Mar22 - Sinkhole DM00716	68	0	300,000	(299,933)	68	0	Adding approved grant funding

			Amount (\$)						
Project Description			June Actuals	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	Full Year Variance	Adjustment Comments
Strategic Roads and Bridges	Regional, Sub-Arterial and Industrial	Far North Collector Road D & C	2,304,566	3,047,809	(743,243)	0	2,304,566	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Streetscapes	Other Streetscape Program	Placemaking for Vincentia Village BBRF	704,724	3,160,517	(2,455,793)	0	704,724	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Tourism and Events	Tourism Projects	Basin Walking Track Stage 1 (Sus Tour Infr Grant)	654,765	501,494	153,271	0	654,765	0	Adding Approved grant funding from Restart NSW
		Basin Walking Track Stage 2 (Sus Tour Infr Grant)	1,733,516	1,320,421	413,095	0	1,733,513	0	Adding Approved grant funding from Restart NSW
		Hyams Beach (Sus Tour Infr Grant)	223,507	33,101	190,406	0	223,507	0	Adding Approved grant funding from Restart NSW
		Ulladulla Headland Trails (Sus Tour Infr Grant)	(7,908)	399,745	(396,312)	(11,341)	(7,908)	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Tourist Parks	Holiday Haven Cabin Development	Holiday Haven Cabins	0	1,366,632	(1,065,942)	(300,690)	0	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
	Holiday Haven Other Buildings	Holiday Haven Other Build	0	494,496	(405,303)	(89,193)	0	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Traffic Management	Traffic Facilities Program	Bolong Rd 9.46-10.08 widen shldr	0	839,343	(839,343)	0	0	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Braidwood Road - Safer Roads Project	630	560,000	(559,370)	0	630	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023

			Amount (\$)						
Project Description			June Actuals	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	Full Year Variance	Adjustment Comments
		Matron Porter Dr SRP - (CH 3.65-3.96km)	671,253	643,405	120,000	(92,151)	671,253	0	Adding additional approved grant funding \$120K
		Upper Kangaroo River Rd, Kangaroo Valley - Safer Roads Proj	0	685,000	(685,000)	0	0	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Urban Roads	Pathways	Ferry Ln - Pedestrian SUP & K&G Rural New	138,736	475,616	(400,000)	63,119	138,736	0	Stage 1 has been completed and fully spent, unsuccessful grant funding removed in Q4
		Isa Rd, South Nowra - Shared User Path (SUP)	178,560	327,165	(150,000)	0	177,165	(1,395)	Stage 1 has been completed and fully spent, unsuccessful grant funding removed in Q4
		Nowra CBD Renewal	0	1,409,308	(643,633)	(765,674)	0	0	Unable to appoint a Nowra CBD place manager to deliver year of 3 year action plan, budget to be revoted
		Princes Hwy South St Ulladulla Pedestria	0	144,786	(144,786)	0	0	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
		Sussex Inlet - The Springs Road Shared User Path Bridge(D&C)	982,841	4,200,460	(3,217,619)	0	982,841	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023
Waterways Infrastructure	Waterways Infrastructure	Carters Corner Jetty Deck Refurb-RFCG022	0	0	140,704	(140,704)	0	0	Adding approved grant funding - Recreational fishing & camping facilities grant program
		Conjola Park Rehabilitation	12,856	13,000	123,000	(123,144)	12,856	0	Adding approved grant funding \$123K - Black Summer Bushfire Recovery Grant

			Amount (\$)						
Project Description			June Actuals	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	Full Year Variance	Adjustment Comments
		Woollamia Industrial - Stage 5 - APZ Trail	4,940	500,000	(495,060)	0	4,940	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023

Water Fund

Financial Position Overview

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustments	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Rates & Annual Charges	4,670	4,438	232	4,438	4,438	(41)	0	0	4,397	273	106%
User Charges and Fees	20,349	19,256	1,093	21,140	19,256	259	0	0	19,515	834	104%
Interest and Investment Revenue	546	590	(44)	831	590	(44)	0	0	546	0	100%
Other Revenues	227	59	169	6	59	119	0	0	178	50	128%
Internal Revenue	2,722	2,699	23	2,113	2,699	16	0	0	2,714	8	100%
Operating Grants and Contributions	52	58	(6)	0	58	0	(6)	0	52	0	100%
Capital Grants and Contributions	2,301	2,533	(233)	850	2,533	(99)	(133)	0	2,301	0	100%
Total Income	30,867	29,632	1,235	29,377	29,632	210	(139)	0	29,703	1,164	104%
Employee Benefits and On-Costs	7,130	6,591	(539)	5,486	6,591	511	0	0	7,102	(27)	100%
Materials and Services	6,334	6,410	76	7,389	6,410	466	0	0	6,876	542	92%
Depreciation and Amortisation	10,586	10,456	(130)	10,754	10,456	0	0	0	10,456	(130)	101%
Other Expenses	35	38	3	18	38	0	0	0	38	3	91%
Internal Expenses	6,828	6,161	(667)	5,512	6,161	27	0	0	6,187	(640)	110%
Total Expenses	30,912	29,655	(1,257)	29,159	29,655	1,004	0	0	30,660	(252)	101%
Net Operating Results	(45)	(23)	(22)	219	(23)	(795)	(139)	0	(957)	912	
Net Operating Result before capital grants and contributions	(2,346)	(2,557)	211	(631)	(2,557)	(695)	(6)	0	(3,257)	912	

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustments	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Other Cash Adjustments											
Capital Expenditure	(10,358)	(12,332)	1,974	(27,995)	(12,332)	(100)	1,621	0	(10,811)	453	96%
New Borrowings	0	0	0	0	0	0	0	0	0	0	0
Loan Principal Receipts	1,052	1,052	0	1,052	1,052	0	0	0	1,052	0	100%
Disposal of Assets	449	268	181	120	268	181	0	0	449	0	100%
Depreciation Adjustment	10,586	10,456	130	10,754	10,456	0	0	0	10,456	130	101%
Dividend to General Fund	(429)	(429)	0	(170)	(429)	0	0	0	(429)	0	100%
Net Cash Movement	1,255	(1,008)	2,263	(16,021)	(1,008)	(714)	1,482	0	(240)	1,495	

The net operating result before capital revenue is \$912K higher (favourable) than the proposed budget of \$3.3M before the June QR adjustments and carry forwards.

The net cash movement is \$1.5M ahead of the projected movement as at June 2022.

Current Operating Revenue Position and Budget Adjustments

A table below summarises the key movements by revenue category.

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustments	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Rates & Annual Charges	4,670	4,438	232	4,438	4,438	(41)	0	0	4,397	273	106%
User Charges and Fees	20,349	19,256	1,093	21,140	19,256	259	0	0	19,515	834	104%
Interest and Investment Revenue	546	590	(44)	831	590	(44)	0	0	546	0	100%
Other Revenues	227	59	169	6	59	119	0	0	178	50	128%
Internal Revenue	2,722	2,699	23	2,113	2,699	16	0	0	2,714	8	100%
Operating Grants and Contributions	52	58	(6)	0	58	0	(6)	0	52	0	100%
Total Operating Income	28,566	27,099	1,468	28,527	27,099	309	(6)	0	27,402	1,164	104%

Comments on major variances are tabled below:

Category	Adopted Budget Variance (\$'000)	Comment
Rates & Annual Charges	232	+232K increased water access revenue
User Charges and Fees	1,093	+700K increased water usage revenue +333K additional private works revenue +60K additional new meter installations
Interest and Investment Revenue	(44)	-35K reduced investment interest revenue -9K reduced interest revenue on overdue accounts
Other Revenues	169	+83K additional fuel tax credit +52K additional recovery of costs +34K additional insurance claim received
Internal Revenue	23	+16K increased internal plant charges +7K additional internal meter installation
Grants and Contributions provided for Operating Purposes	(6)	-6K green waste clean-up grant not yet received

The June Quarterly Budget Review recommends an increase in operating revenue of \$309K. Proposed major budget adjustments to operating revenue are summarised in the table below:

Category	Amount (\$'000)	Reason
Rates & Annual Charges	(41)	-41K reduced pensioner subsidy revenue
User Charges and Fees	259	+333K additional private works revenue -74K reduced communications tower revenue
Interest and Investment Revenue	(44)	-35K reduced interest revenue on investments -9K reduced interest revenue on overdue accounts
Other Revenues	119	+83K additional fuel tax credit +36K additional insurance claim revenue

Internal Revenue	16	+16K additional internal plant income
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Summary of proposed Operating Revenue works in progress carried forward

Program	Works in Progress Carried Forward (\$'000)
Water and Sewer Services	6

Current Operating Expenditures Position and Budget Adjustments

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustments	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Employee Benefits and On-Costs	7,130	6,591	(539)	5,486	6,591	511	0	0	7,102	(27)	100%
Borrowing Costs	0	0	0	0	0	0	0	0	0	0	0
Materials and Services	6,334	6,410	76	7,389	6,410	466	0	0	6,876	542	92%
Depreciation and Amortisation	10,586	10,456	(130)	10,754	10,456	0	0	0	10,456	(130)	101%
Other Expenses	35	38	3	18	38	0	0	0	38	3	91%
Internal Expenses	6,828	6,161	(667)	5,512	6,161	27	0	0	6,187	(640)	110%
Total Expenses	30,912	29,655	(1,257)	29,159	29,655	1,004	0	0	30,660	(252)	101%

As at 30 June 2022, Water Fund operating expenditure (excluding capital) has achieved 101% of the proposed budget.

Comments on major variances are tabled below:

Category	Amount (\$'000)	Reason
Employee Benefits and On-Costs	(539)	-494K reduced reimbursement of administration costs from sewer fund -256K additional operations and maintenance overtime +211K reduced payroll tax expense

Category	Amount (\$'000)	Reason
Materials and Contracts	76	-293K reduced reimbursement of administration costs from sewer fund -121K increased fleet operating costs +83K reduced consultants costs +141K reduced maintenance contractor costs +135K reduced electricity costs +85K reduced operational trainee costs +46K reduced software licence costs
Depreciation and Amortisation	(130)	-130K additional plant and equipment
Internal Expenses	(667)	-330K increased corporate overhead costs -184K additional Onecouncil implementation costs -153K increased public liability and workers compensation insurances

The June Quarterly Budget Review recommends a budget increase in operating expenditure of \$1M. Proposed major budget adjustments to operating expenditure are summarised in the table below:

Category	Amount (\$'000)	Reason
Employee Benefits and On-Costs	511	+480K reduction in reimbursement of administration costs from sewer fund +31K increased fringe benefits tax
Materials and Contracts	466	+289K reduction in reimbursement of administration costs from sewer fund +177K increased fleet operating costs
Internal Expenses	27	+37K additional internal mechanical service costs -10K increase in reimbursement of administration costs from sewer fund

There is no proposal for operating expenditure works in progress carried forward.

Capital Revenue Position and Budget Adjustments

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustments	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Capital Grants	1,000	1,133	(133)	0	1,133	0	(133)	0	1,000	0	100%
Capital Contributions	1,301	1,400	(99)	850	1,400	(99)	0	0	1,301	0	100%
Capital Grants and Contributions	2,301	2,533	(233)	850	2,533	(99)	(133)	0	2,301	0	100%

Comments on major variances are tabled below:

Category	Adopted Budget Variance (\$'000)	Comment
Capital Grants	(133)	-133K Moss Vale Road development grant not yet received
Capital Contributions	(99)	-99K reduced developer contributions revenue

The June Quarterly Budget Review recommends a budget decrease in capital revenue of \$99K. The proposed major budget adjustment to capital revenue is summarised in the table below:

Category	Amount (\$'000)	Reason
Capital Contributions	(99)	-99K reduced developer contributions received

Summary of proposed Capital Revenue works in progress carried forward:

Program	Works in Progress Carried Forward (\$'000)
Water and Sewer Services	133

Capital Expenditures Position and Budget Adjustments

Capital expenditure as at 30 June is 96% of the proposed budget (excluding commitments).

There are some minor adjustments resulting in a total increase of \$100K.

Commentary on the progress on major capital works is provided in a separate attachment to the Report to Council.

Summary of proposed Capital Expenditure works in progress carried forward

Program	Works in Progress Carried Forward (\$'000)
Water and Sewer Services	1,621

Sewer Fund

Financial Position Overview

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustments	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Rates & Annual Charges	48,136	47,929	207	46,734	47,929	(10)	0	0	47,919	217	100%
User Charges and Fees	4,113	4,129	(16)	3,965	4,129	0	0	0	4,129	(16)	100%
Interest and Investment Revenue	344	325	19	360	325	19	0	0	344	0	100%
Other Revenues	4	1	3	0	1	2	0	0	3	0	107%
Internal Revenue	1,567	1,559	8	1,574	1,559	(34)	0	0	1,525	42	103%
Capital Grants and Contributions	2,532	2,798	(266)	3,350	2,798	(213)	(52)	0	2,532	0	100%
Total Income	56,695	56,741	(45)	55,983	56,741	(235)	(52)	0	56,453	242	100%
Employee Benefits and On-Costs	10,398	10,633	235	9,769	10,633	(545)	0	0	10,088	(310)	103%
Borrowing Costs	3,680	3,680	0	3,680	3,680	0	0	0	3,680	0	100%
Materials and Services	8,647	9,344	697	11,135	9,344	(334)	0	0	9,010	363	96%
Depreciation and Amortisation	14,565	14,581	16	11,989	14,581	0	0	0	14,581	16	100%
Other Expenses	35	35	0	0	35	0	0	0	35	0	100%
Internal Expenses	6,623	5,804	(818)	5,909	5,804	(0)	0	0	5,804	(819)	114%
Total Expenses	43,948	44,078	130	42,482	44,078	(879)	0	0	43,198	(749)	102%
Net Operating Results	12,747	12,663	85	13,501	12,663	644	(52)	0	13,254	(507)	
Net Operating Result before capital grants and contributions	10,215	9,865	350	10,151	9,865	857	0	0	10,722	(507)	

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustments	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Other Cash Adjustments											
Capital Expenditure	(16,839)	(17,386)	548	(33,164)	(17,386)	347	202	0	(16,837)	(2)	100%
New Borrowings	0	0	0	0	0	0	0	0	0	0	0
Loan Principal Repayments	(6,703)	(7,562)	859	(7,562)	(7,562)	0	0	0	(7,562)	859	89%
Disposal of Assets	244	53	191	100	53	191	0	0	244	0	100%
Depreciation Adjustment	14,565	14,581	(16)	11,989	14,581	0	0	0	14,581	(16)	100%
Dividend to General Fund	(1,550)	(1,550)	0	(1,479)	(1,550)	0	0	0	(1,550)	0	100%
Net Cash Movement	2,465	799	1,666	(16,615)	799	1,182	150	0	2,132	334	

The net operating result before capital revenue is \$307K lower (unfavourable) than the proposed budget of \$10.7M. The net cash movement is \$334K higher than the projected movement as at June 2022.

Current Operating Revenue Position and Budget Adjustments

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustments	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Rates & Annual Charges	48,136	47,929	207	46,734	47,929	(10)	0	0	47,919	217	100%
User Charges and Fees	4,113	4,129	(16)	3,965	4,129	0	0	0	4,129	(16)	100%
Interest and Investment Revenue	344	325	19	360	325	19	0	0	344	0	100%
Other Revenues	4	1	3	0	1	2	0	0	3	0	107%
Internal Revenue	1,567	1,559	8	1,574	1,559	(34)	0	0	1,525	42	103%
Operating Grants and Contributions	0	0	0	0	0	0	0	0	0	0	0
Total Operating Income	54,163	53,943	220	52,633	53,943	(22)	0	0	53,921	242	100%

Comments on major variances are tabled below:

Category	Adopted Budget Variance (\$'000)	Comment
Rates & Annual Charges	207	+207K increased access charges
User Charges and Fees	(16)	-57K reduced cleanout charges -52K reduced commercial usage revenue +82K additional private works revenue +11K increased sewer diagram fees
Interest and Investment Revenue	19	+19K increased interest income on overdue accounts
Internal Revenue	8	+22K increased internal wastewater revenue +12K increased internal effluent revenue +7K increased internal septic tank revenue -33K reduced internal plant revenue

The June Quarterly Budget Review recommends a budget decrease in operating revenue of \$22K. Proposed major budget adjustments to operating revenue are summarised in the table below:

Category	Amount (\$'000)	Reason
Rates & Annual Charges	(10)	-10K reduced pensioner subsidy revenue
Interest and Investment Revenue	19	+19K additional interest income on overdue accounts
Internal Revenue	(34)	-34K reduced internal plant revenue

There is no proposal for operating income works in progress carried forward.

Current Operating Expenditures Position and Budget Adjustments

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable/ (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustments	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Employee Benefits and On-Costs	10,398	10,633	235	9,769	10,633	(545)	0	0	10,088	(310)	103%
Borrowing Costs	3,680	3,680	0	3,680	3,680	0	0	0	3,680	0	100%
Materials and Services	8,647	9,344	697	11,135	9,344	(334)	0	0	9,010	363	96%
Depreciation and Amortisation	14,565	14,581	16	11,989	14,581	0	0	0	14,581	16	100%
Other Expenses	35	35	0	0	35	0	0	0	35	0	100%
Internal Expenses	6,623	5,804	(818)	5,909	5,804	(0)	0	0	5,804	(819)	114%
Total Expenses	43,948	44,078	130	42,482	44,078	(879)	0	0	43,198	(749)	102%

Comments on major variances are tabled below:

Category	Adopted Budget Variance (\$'000)	Comment
Employee Benefits and On-Costs	235	+494K reduction in reimbursement of administration costs to water fund -174K increase in operational overtime costs -85K increase in operational allowance costs
Materials and Contracts	697	+292K reduction in reimbursement of administration costs to water fund +250K reduction in general operational material and tool costs +235K reduction in operational contracts +54K reduced trainee costs -134K increase in plant operational costs
Depreciation and Amortisation	16	+31K reduction in sewer network assets -15K increase in plant and equipment
Internal Expenses	(818)	-808K increase in corporate overhead costs -10K increase in other internal expenses

The June Quarterly Budget Review recommends a budget decrease in operating expenditure of \$879K. Proposed major budget adjustments to operating expenditure are summarised in the table below

Category	Amount (\$'000)	Reason
Employee Benefits and On-Costs	(545)	-480K reduction in reimbursement of administration costs to water fund -65K reduced fleet maintenance costs
Materials and Contracts	(334)	-289K reduction in reimbursement of administration costs to water fund -45K reduced plant operating costs

There is no proposal for operating expenditure works in progress carried forward.

Capital Revenue Position and Budget Adjustments

	Adopted Budget (\$'000)			Revised Budget (\$'000)							
	June Actuals	Adopted Budget	Favourable / (unfavourable) Variance	Original Budget	Current Adopted Budget	June QR Adjustments	Works In Progress Carried Forward	Revote	June QR Proposed Budget	Favourable / (Unfavourable) Variance	Actual % of Proposed Budget
Capital Grants	1,046	1,098	(52)	2,500	1,098	0	(52)	0	1,046	0	100%
Capital Contributions	1,487	1,700	(213)	850	1,700	(213)	0	0	1,487	0	100%
Capital Grants and Contributions	2,532	2,798	(266)	3,350	2,798	(213)	(52)	0	2,532	0	100%

Capital revenue achieved 100% of its proposed budget.

Comments on major variances are tabled below:

Category	Adopted Budget Variance (\$'000)	Comment
Capital Grants	(52)	-52K Moss Vale Road development grant not yet received
Capital Contributions	(213)	-213K reduction in developer contributions revenue

The June Quarterly Budget Review recommends a budget decrease in capital revenue of \$213K.

The proposed major budget adjustment to capital revenue is summarised in the table below:

Category	Amount (\$'000)	Reason
Capital Contributions	(213)	-213K reduced developer contributions received

Summary of proposed Capital Revenue works in progress carried forward

Program	Works in Progress Carried Forward (\$'000)
Water and Sewer Services	52

Capital Expenditures Position and Budget Adjustments

Capital expenditure as at 30 June is 100% of the proposed budget (excluding commitments).

A reduction of \$347K is recommended. As a result of the June budget review, the following major adjustments, greater than \$100k, were made to the capital projects:

Project Description	Amount (\$)						Comments
	June Actuals	Current Adopted Budget	June QR Adjustments	Proposed Carry Forward / Revote	June QR Proposed Budget	Full Year Variance	
Sewer Plant Purchases	250,889	589,000	(338,111)	0	250,889	0	Returned unspent funds to reserve, to be reviewed and allocated in 2023

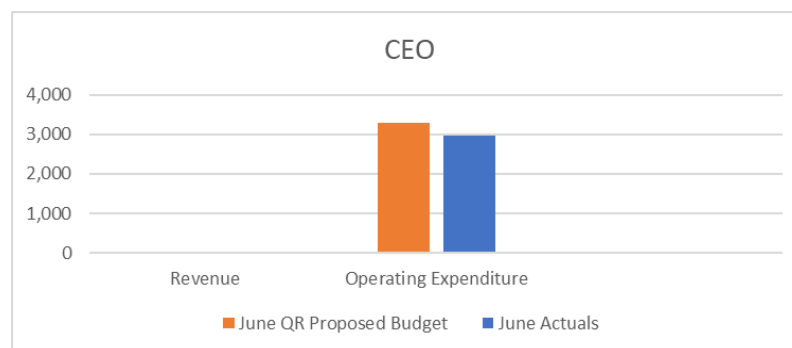
Commentary on the progress on major capital works is provided in a separate attachment to the Report to Council.

Summary of proposed Capital Revenue works in progress carried forward/revotes

Program	Works in Progress Carried Forward (\$'000)
Water and Sewer Services	202

Summary of General Fund Movements and Projected Budget by Directorate

Chief Executive Office



The recommended budget changes, revised budget and result to date for the Chief Executive Office are summarised below.

\$'000	Original Budget	Current Adopted Budget	June Review Adjustment Recommended	WIP Carried Forward	Revote	June QR Proposed Budget	June Actuals	Actual % of Proposed Budget
Revenue	19	33	0	0	0	33	37	111.57%
Operating Expenditure	2,174	3,300	0	0	0	3,300	2,953	89.49%

Comments:

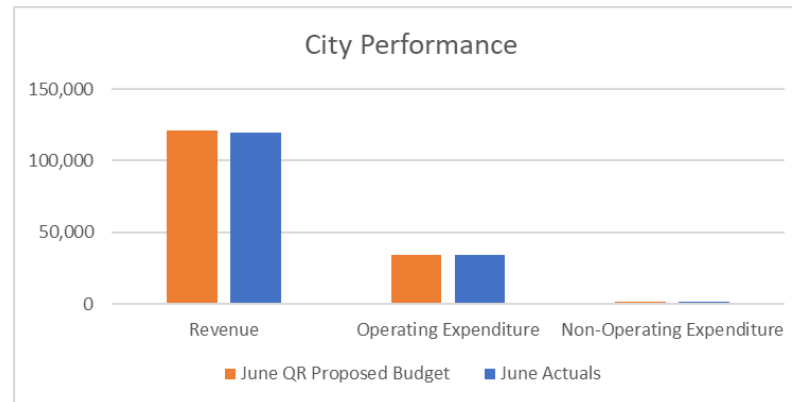
The **Chief Executive Officer** group finished slightly over budget for the quarter due to the ongoing impact of COVID-related and disaster recovery costs being captured in this area. The additional costs were able to offset by disaster recovery payments.

Media and Communications finished the year close to budget.

The July flood and recovery events required additional workload for staff in relation to emergency, road works and general recovery communications. In the last quarter, the team has helped deliver media and communications related to Health and Wellbeing Expo, Thrive Together Fair, update of the Social Media Policy, community grants, NAIDOC Week, Haigh Avenue Street Mural, Citizenship Ceremonies, and promotion of CSP and DIAP.

The team has continued to assist the organisation with media promotion, digital marketing, graphic design, videography, photography, website content, civic events and managing any ongoing media issues that emerge.

City Performance Directorate



The recommended budget changes, revised budget, and result to date for the City Performance Directorate are summarised below.

\$'000	Original Budget	Current Adopted Budget	June Review Adjustment Recommended	WIP Carried Forward	Revote	June QR Proposed Budget	June Actuals	Actual % of Proposed Budget
Revenue	114,566	116,059	6,325	(1,573)	0	120,811	119,580	98.98%
Operating Expenditure	28,735	33,255	1,296	(423)	(80)	34,048	34,024	99.93%
Non-Operating Expenditure	3,497	1,619	276	(141)	0	1,754	1,750	99.75%

Comments:

Overall, the Directorate resulted in a revenue downturn due to factors of unfavourable fluctuation in long-term growth funds and lower than anticipated interest revenue on overdue rates.

The overhead funding model has been reviewed as part of the end of the year process, resulting in an increase of \$1.9M of internal income, primarily to cover corporate services shortfalls.

Capital expenditure was slightly over budget due to an increase in contractor and material costs as a result of the pandemic and global conditions.

Financial Services

Council's investment in long-term growth fund experienced a significant downturn due to fluctuations in the stock market, resulting in a deficit of \$1.57M. A carry forward for this loss is proposed which will be offset by good returns in FY23. Other investment fair valuations also resulted in a deficit of \$308K.

Rates revenue was behind budget by \$321K along with interest on ordinary rates lower than budget forecast by \$150K due to a lower charge rate adopted this year.

Overall operating expenditure within Finance was \$430K over budget, primarily due to an increase in audit fees and unavoidable Technology One consulting fees required to address system implementation issues. This is addressed by the additional overhead income reviewed at the end of the year.

Information Services

Information Services finished the year with \$670K over budget in expenditure, mainly in corporate software (\$258K), communications (\$245K) and hardware purchases (\$114K). This is covered by the additional overhead income reviewed at the end of the year.

The enterprise-wide software project had a remaining balance of \$340K. This is proposed to be carried over to next FY, allowing the projects to continue to be delivered over the coming months.

Business Assurance & Risk

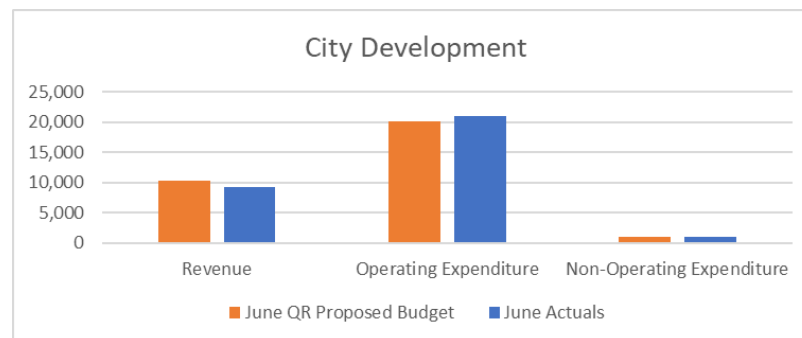
Business Assurance & Risk finished the year within budget with some savings in Council donations and election expenses.

There was an additional charge of \$512K to other businesses across Council to recoup the additional cost of workers compensation claims during the year.

Customer Experience and People & Culture

Expenditure for Customer Experience and People & Culture were over budget by \$70K and \$136K, respectively as a result of workplace restructures. This is also covered by the additional overhead income reviewed at the end of the year.

City Development Directorate



The recommended budget changes, revised budget and result to date for the City Development Directorate are summarised below:

\$'000	Original Budget	Current Adopted Budget	June Review Adjustment Recommended	WIP Carried Forward	Revote	June QR Proposed Budget	June Actuals	Actual % of Proposed Budget
Revenue	11,004	12,223	(461)	(1,369)	(110)	10,284	9,189	89.36%
Operating Expenditure	20,162	22,400	(38)	(1,559)	(188)	20,616	20,996	101.84%
Non-Operating Expenditure	2,518	2,034	(42)	(749)	(156)	1,087	987	90.80%

Comments:

Overall income tracked below budget as an effect of COVID shutdown earlier in the year. Excluding the grants income yet to be received of \$1.48M, operating income has achieved 89% of the full year budget.

Operating expenditure finished over budget due to overspend in legal costs and employee costs across Environmental Services and Certification and Compliance Services.

Development Services

Development Services income was \$194K under budget. Although there was a higher number of development applications lodged this financial year, the benefits of additional income was eroded by \$422K of Planning Reform paid in full despite Council's Development Application subsidy policy during COVID.

Operating expenditure was \$417K over budget, mainly due to overspend in legal costs which equated to a total of \$657k (most of which was an expense required for litigation).

Environmental Services

Operating income finished up \$78K under budget, mainly due to reduced public health and food premises inspections as a result of COVID closure. This shortfall has been improved since the last QR due to invoicing catch-ups happening during the quarter.

Operating expenditure was \$280K over budget, mainly in employee costs due to increased demand for fixed term and casual works across Environmental Services. With processes returning to normal post COVID-19 relief and downturn in inspections over the past year, this expenditure will be corrected in the 2022/23 year.

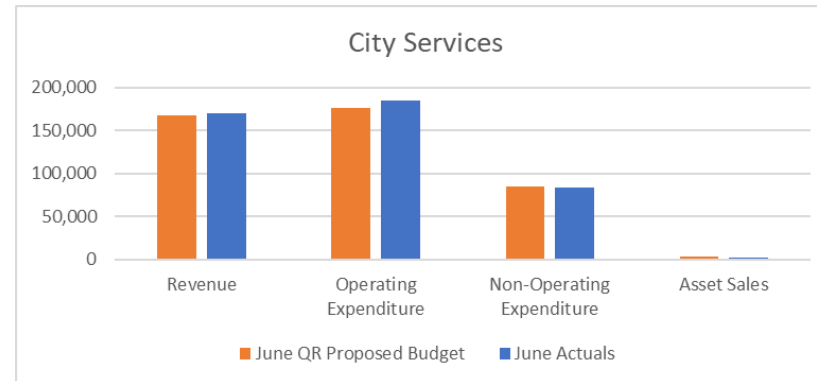
Certification and Compliance Services

Overall revenue ended the year \$752K under budget. \$522K was from fines income due to the ability to issue Penalty Notices and Compliance Costs being impacted by natural disasters and COVID. The remaining shortfall of \$239K was due to a reduction in Construction Certificates applications as an overall result of the recent changes implemented due to the Certification audit and the need to undertake additional reviews required for applications across the LGA.

Operating expenditure had a shortfall of \$208K due to additional workload for Certification team as a result of Planning Portal introduction (\$99K) and additional Rangers needed during peak season (\$109K).

Business Support finished the year close to budget.

City Services Directorate



The recommended budget changes, revised budget and result to date for the City Services Directorate are summarised below.

\$'000	Original Budget	Current Adopted Budget	June Review Adjustment Recommended	WIP Carried Forward	Revote	June QR Proposed Budget	June Actuals	Actual % of Proposed Budget
Revenue	140,245	195,142	6,707	(32,317)	(1,936)	167,596	170,179	101.54%
Operating Expenditure	164,663	181,245	(4,072)	(719)	(204)	176,250	185,040	104.99%
Non-Operating Expenditure	124,116	137,718	(38,901)	(10,295)	(2,703)	85,819	83,983	97.86%
Asset Sales	2,096	2,096	686	0	0	2,781	1,711	61.52%

Comments:**Overall**

Overall, the proposed revenue is \$1.0M under budget, with operating expenditure budget overspent by \$4.1M this has been partly funded from savings in capital expenditure on completed projects and a review of the projects that will be carried forward into 2022/23. Commentary on significant items is explained below:

Roads and Transport

Revenue is \$18.2M lower than forecasted for capital grants primarily from Special Local Roads Improvements, Sussex Inlet – The Springs Road Shared User Path, Placemaking for Vincentia Village BBRF and Currarong Rd Rehab, as well as grants associated with Natural Disasters from the March 2022 Flood event. This is offset by a reduction in grant funding of \$636K primarily for Unsuccessful grant applications.

Operating expenditure is \$4.6M overspent largely due to \$4.4M in depreciation expenditure due to roads asset revaluations and \$832K overspend in local roads maintenance, the natural disasters experienced in 2021/22 have contributed to additional costs as Council have not been able to recover all expenditure associated with clean up and repairs.

The progress of the capital works program has been impacted by Natural Disasters Events with the continuous rain events and floods construction works have been put on hold, with a focus shifting to prioritising emergency works to ensure communities can be accessed and resources delivered where it is needed. As a result \$1.17M of the capital works program has been proposed to revote into 2022/23.

Building and Property

Operating income finished the quarter under budget due to Rural Fire Service grant funding not yet received and lower property rental income. A portion of this has been offset by higher-than-expected internal building maintenance income. Operating expenditure is over budget mainly due to overruns in Property Management and the Building Services Unit. This has been offset by under expenditure in the Rural Fire Service area. Capital works is underspent with a large portion being carried forward into next financial year.

Open Space, Sport, and Recreation

Operating income finished \$13K behind budget, which is primarily a reduction in rental income and cost recovery because of COVID19. Operating expenditure is overspent by \$969K primarily due to routine maintenance for Urban Landscapes, and tree management, with flow on effects in tree management because of the impacts from Natural Disasters in priority and emergency works.

Fire Protection & Emergency Services

There is a large carry forward in operating income grant of \$5.5M which is primarily from Stage 2 Road Reserve Clearing – Natural Disaster which commenced late in 2021/2022, as well as some other Natural Disasters from the recent March 2022 Flood event which will be claimed in 2022/23. Operating expenditure is \$4.5M under spent all relating to Natural Disaster projects which are to continue into 2022/23 and expected to be claimed, the largest of which is Stage 2 Road Reserve Clearing – Natural Disaster which only commenced in Q4 2021/2022.

Capital Income is \$1.78M behind budget which is due to unreceived new grant income related to Rural Fire Station upgrades and some minor reductions in unsuccessful grant funding. Capital Expenditure is \$3.7M behind budget primarily from Rural Fire Station upgrades which are new grant projects and only just commenced with the design phase completed and construction scheduled to continue and be claimed in 2022/23.

Tourist Parks

Tourist Park income has been strong this quarter however is not sufficient to counteract the significant losses incurred throughout the year as a result of Park closures due to COVID-19. Revenue ended the financial year \$300k in excess of revised budget and this has been transferred back to the Holiday Haven capital program to offset some of the reductions in previous quarters.

Park closures has also seen a slight reduction in operational expenditure including cleaning, electricity and gas, communications and water/sewer.

Capital works have been significantly impacted by the continuous wet weather, long lead times for materials, and contractor shortages. This has resulted in underspends across various projects. A capital budget of \$3M has been carried forward into next financial year.

Waste Services

Operational income ended the year ahead of budget due to increased activity in waste operations including the recycling scheme. Operational expenditure is under budget overall with underspends in internal waste management charges, however this is offset by overruns in fleet and plant charges, and higher than anticipated EPA levies.

Capital revenue is under budget due to the Shoalhaven MICROfactorie grant funding of \$350K not being received by year-end. A quarterly adjustment has been made to reflect this.

Capital expenditure is underspent across various projects due to weather conditions and other external factors. Major projects include the Materials Recovery Facility, Landfill Cell Construction at West Nowra and Bioelektra. Budget has been carried forward to next financial year.

Bereavement Services

Bereavement Services revenue ended the year slightly behind adjusted budget. New crematoria competitors to the market have seen a decrease in cremations and fewer chapel services. Funding from the cremator reserve to offset the continued decrease occurred in the previous quarter.

Operating expenditure is over budget mainly due to a revision in the internal overhead model, higher than anticipated internal waste management charges, and increased public liability and workers compensation insurance.

Capital expenditure continues to progress however several projects were delayed due to wet weather events and other external factors. Budget will be carried forward and projects will be completed early in 22/23 financial year.

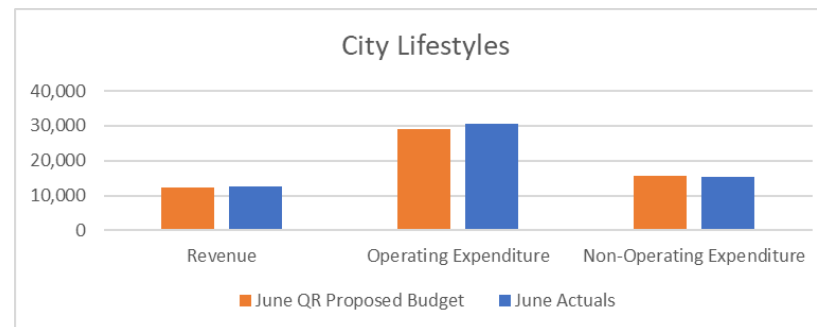
Fleet and Mechanical Services

Revenue for fleet and mechanical services finished the year ahead of adopted budget. User charges and fees from Shoal Community Transport was higher than anticipated so too was internal revenue for the wet hire of plant operations. Proceeds of sale from plant and equipment also exceeded expectations.

Fleet and Mechanical services operating expenditure is over budget due to higher-than-expected fuel costs, increased insurance and registration premiums, and metal fabrication material prices.

Capital works are behind schedule due to longer than usual lead times.

City Lifestyles Directorate



The recommended budget changes, revised budget and result to date for the City Lifestyles Directorate are summarised below.

\$'000	Original Budget	Current Adopted Budget	June Review Adjustment Recommended	WIP Carried Forward	Revote	June QR Proposed Budget	June Actuals	Actual % of Proposed Budget
Revenue	13,367	14,610	989	(3,083)	(77)	12,440	12,535	100.77%
Operating Expenditure	27,250	28,955	772	(571)	(75)	29,080	30,679	105.50%
Non-Operating Expenditure	32,546	23,734	(2,597)	(5,209)	(362)	15,566	15,310	98.35%

Comments:**Shoalhaven Entertainment Centre (SEC)**

The refurbishment at the Entertainment Centre building was completed in quarter 4 with the first show going on-stage within 24 hours of being reopened to the public and the venue operating at full capacity, including Encore café, theatres and meeting rooms.

High levels of activity and strong patronage had an immediate effect on revenue, but not enough to counteract the loss of income due to compliance works, compounded by cancellations and postponements created by COVID and natural disasters in the previous 2 quarters.

Income rebounded upon reopening and revenue collected in June exceeded \$250,000 income, which was \$120,000 better than forecast.

Swim, Sport, Fitness (SSSF)

The Centres are recovering from earlier lock downs or reduced service offerings based on centre occupancy numbers as a result of COVID restrictions. Learn to Swim programs are experiencing strong growth in enrolments and the use of the gyms and fitness class attendance is growing.

Centre Managers reduced discretionary expenditure throughout the reporting period to offset additional costs incurred (as far as possible) during quarters 2 and 3 when facilities were either closed or operating at reduced capacity.

Northern

Aquatics - Learn to Swim program continues to achieve record enrolment numbers during the reporting period across all facilities. Enrolments are now exceeding pre-COVID levels

Precincts – Teams continue to be impacted by adverse weather conditions and subsequent effects on growing season and maintenance schedule requirements, resulting in unfunded remediation works to precinct carparks, grassed areas and sports field playing surfaces, internal roads, trees etc. to restore these facilities to operational status and in response to community and sports user groups requests.

Shoalhaven Indoor Sports Centre - Continues to operate at capacity during peak periods, coupled with ongoing sporting events and meeting room / catering functions that are activating off-peak periods.

Group Fitness timetable has re-launched for the first time since covid lockdowns, experiencing consistent attendance.

Central

Aquatics - This term saw record enrolment numbers. In what is usually our quietest term – term 3 - enrolment numbers are some of the highest experienced, meaning positive income results. There are ongoing staffing challenges across centre due to COVID, Flu and RSV and swim teacher shortage continually causing challenges.

Precincts – Teams continue to be impacted by adverse weather conditions and subsequent effects on growing season and maintenance schedule requirements, resulting in unfunded remediation works to precinct carparks, grassed areas and sports field playing surfaces, internal roads, trees etc. to restore these facilities to operational status and in response to community and sports user groups requests.

Southern

Aquatics - Quicker than forecast bounce back from COVID with high Learn to Swim numbers and gym memberships nearing record levels meaning positive income results.

There have been ongoing staffing challenges across centre due to COVID, flu and RSV and also swim teacher shortages continually causing challenges (however this has been managed so there have been no class cancellations).

Precincts – Teams continue to be impacted by adverse weather conditions and subsequent effects on growing season and maintenance schedule requirements, resulting in unfunded remediation works to precinct carparks, grassed areas and sports field playing surfaces, internal roads, trees etc. to restore these facilities to operational status and in response to community and sports user groups requests.

On the whole staff still managed to keep on top of requirements including support of Works & Services teams at a number of sites. Late in the quarter when grass growth slowed up, the team have been able to commence projects to improve key Precincts, namely Mollymook Foreshore Destination Park.

Libraries

Libraries finished the year close to budget and were able to recover most income reductions that resulted from COVID closures earlier in the year.

Our biggest event, the Big (Belated) Book Launch held at Nowra Library in April. It showcased the work of local authors and illustrators who had published a book between March 2020 and December 2021 but were not able to have physical book launches due to COVID restrictions.

Sanctuary Point library project continues to progress well. Library and Council staff are currently working with the architects on finalising some of the internal elements.

The Public Art component of the project is also progressing well and we have shortlisted 9 indigenous artists to develop concept designs for sunshades, sculpture and lighting for the library.

Our new Shoalhaven Library website went live in June. It is mobile-friendly, easy to navigate and intuitively organised and our redesigned site comes with new resources and features.

Since June 1st Ulladulla Library has been open on Sundays and is proving popular with the community.

Shoalhaven Regional Gallery

Strong growth in income through public programs and shop sales helped achieve an income surplus for the year. Some delays in delivery of grant funded capital works meant not all projects were able to be completed within the financial year, but all Council funded capital projects were completed.

Operational expenditure was on budget, but underspends in Arts Board grants project and some capital projects (as previously outlined) meant total budget came in lower than forecast.

Community Planning and Projects

This quarter the Community Planning and Projects team continued to deliver community infrastructure including the opening of the new playground in Bomaderry. A successful grant application was made with funding secured for Ulladulla Skate Park and future stages of Boongaree.

Detailed design has progressed to 90% completion for Bomaderry Basketball Stadium and Council adopted master plans for Ulladulla Sports Park and Nowra Showground. A Councillor Workshop was held to determine the prioritisation of future master plans.

Works have continued with the construction and delivery of new sporting facilities at Artie Smith Reserve, investigation and design works are at an advanced stage for Sanctuary Point Library and the Francis Ryan Amenities / Bob Proudfoot Pavillion.

Capital project delivery and budgets continue to be significantly impacted by extensive rain, labour and material shortages. Operational areas performed close to budget though staffing impacts (through COVID, flu and natural attrition) have added difficulty to the ability to deliver some projects on schedule.

Community Connections

Community Connections were able to deliver a series of successful programs in the April to June quarter including a very successful community workshop to discuss the issues around Homelessness in the Shoalhaven. Eleven Emergency Preparedness for Seniors sessions were delivered across the LGA.

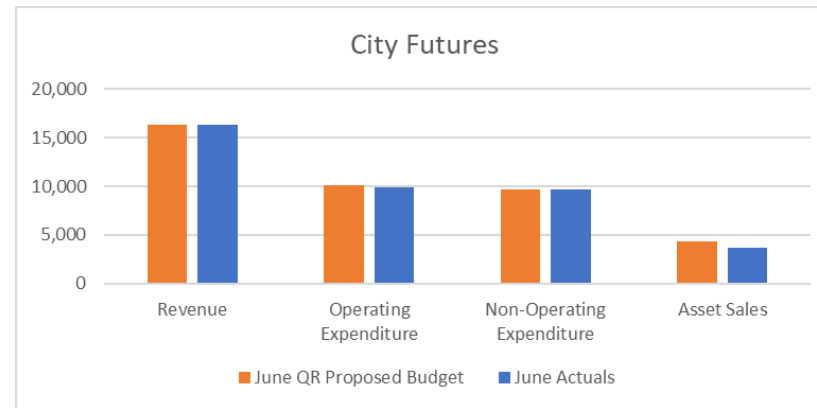
The Recovery team responded to events following the recent Floods and East Coast Low events by providing opportunities for the community to gather to get information, advice and referral.

Councils Disability Inclusion Action Plan was endorsed and adopted by Council in late June.

The landscaping improvements at the Family Day Care Centre have been completed.

Grant funded programs such as Recovery Into Resilience and Bushfire Community Resilience continues to progress.

City Futures Directorate



The recommended budget changes, revised budget and result to date for the City Futures Directorate are summarised below.

\$'000	Original Budget	Current Adopted Budget	June Review Adjustment Recommended	WIP Carried Forward	Revote	June QR Proposed Budget	June Actuals	Actual % of Proposed Budget
Revenue	33,252	26,431	2,587	(12,621)	(88)	16,309	16,359	100.31%
Operating Expenditure	7,063	9,375	2,280	460	(460)	11,655	9,916	85.08%
Non-Operating Expenditure	36,381	13,249	(2,876)	(528)	(159)	9,686	9,619	99.31%
Asset Sales	3,200	4,541	(172)	0	0	4,369	3,636	83.23%

Comments:**Economic Development**

Revenue for Economic Development finished the year behind budget due largely to Ulladulla Boardwalk, Flinders Roadworks – Stage 10, and Ulladulla Maritime grant funding not being received prior to year end. Similarly, capital expenditure is behind forecast with underspends across Flinders Roadworks – Stage 10, Ulladulla Maritime, and Ulladulla Harbourside projects. This was marginally offset by profit of sale of AATP Industrial Land exceeding expectations. Quarterly adjustments and carry forwards have been processed to reflect these variances.

Strategic Land Use Planning

Developer contributions continue to exceed expectations and finished the year ahead of budget, however this was offset by the COVID contributions discount subsidy. Grant funding has been received for Nowra Riverfront studies, however this is offset by Moss Vale Road south urban release area road and round-about funding not being received this financial year. Budgets have been adjusted accordingly this quarter and a \$2M claim has been processed for Moss Vale Road south urban release area in July 2022.

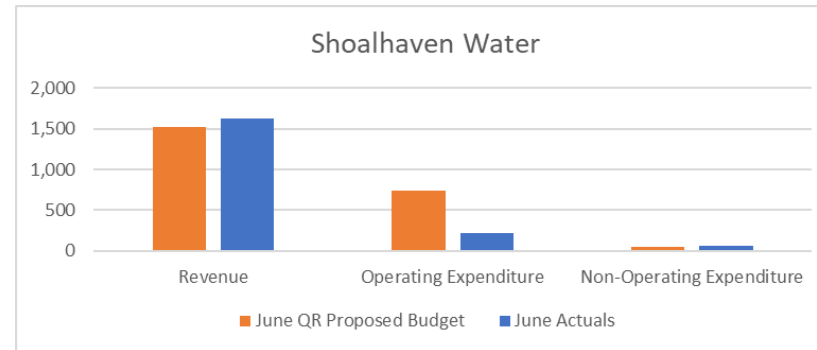
Capital expenditure finished the year overspent due to Moss Vale Road south urban release area. An adjustment of \$2M has been made this quarter to recognise the claim against grant funding.

Tourism and Events

Tourism and Events revenue has finished the year ahead of budget. This is due to increased advertising income in Shoalhaven Visitor Guide as well as a flood recovery grant for Kangaroo Valley and Sports Australia - Regional Sports Events funding. This has been offset with a reduction in commission income and sale of merchandise within the Visitor Information Centre due to the closure of the SEC and impacts of COVID.

Operating Expenditure remains on track with Marketing and Events continuing to support local sporting and community events. Budget adjustments have been made to recognise grant and sponsorship funding.

Shoalhaven Water



The recommended budget changes, revised budget and result to date for Shoalhaven Water (General Fund) are summarised below.

\$'000	Original Budget	Current Adopted Budget	June Review Adjustment Recommended	WIP Carried Forward	Revote	June QR Proposed Budget	June Actuals	Actual % of Proposed Budget
Revenue	1,188	1,585	(67)	0	0	1,518	1,631	107.48%
Operating Expenditure	1,170	862	(121)	0	0	741	223	30.07%
Non-Operating Expenditure	9	47	20	0	0	67	68	100.51%

There are no major capital works (>\$100k) in Shoalhaven Water (General Fund).

Comments:

Communication Towers GF

Communications revenue is slightly ahead of the current adopted budget. An adjustment of \$67K has been recommended in this review.

Operating expenditure is tracking below the proposed budget. An adjustment of \$121K has been recommended in this review.

Non-Operating expenditure is tracking above budget mainly due to a final variation payment for the Red Rocks Tower.

Shoaltech

Operating revenue is tracking above budget mainly due to additional internal income . No adjustment has been recommended in this review.

Operating expenditure is tracking below budget, largely due to the reallocation of corporate overhead costs.

Contracts and Other Expenses

Consultancy and Legal Expenses

Expense	Expenditure Amount (\$) YTD	Budgeted Y/N
Consultancies	1,025,137	Yes
Legal Fees	1,369,403	No

Notes:

There has been a large amount of legal fees paid in the Development Services Directorate, some of which is not covered by their allocated budget.

Definition of Consultant:

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendation or high-level specialist or professional advice to assist decision-making by management. Generally, it is the advisory nature of the work that differentiates a consultant from their contractors.

Responsible Accounting Officers Report

Responsible Accounting Officer's Statement Quarterly Budget Review

For the period 1 January 2022 to 30 June 2022

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review for Shoalhaven City Council for the quarter ended 30 June 2022 indicates that Council's projected financial position at 30 June 2022 will be satisfactory at year-end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.



Don Johnston

Responsible Accounting Officer



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

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DRAFT

Complaint Handling Policy

Adoption Date:	28/06/2005
Amendment Date:	10/03/2009
Minute Number:	MIN05.730, MIN09.290
Review Date:	December 2023
Directorate:	City Performance
Record Number:	POL20/10 (4734E)

Complaint Handling Policy

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1. Introduction

1.1. Purpose

Shoalhaven City Council is committed to delivering quality customer service and communicating effectively with our customers and the local community. Council values customer feedback as it helps with the continuous evaluation and improvement of our services.

We realise that sometimes, despite our best efforts, people may not be happy with the way we have performed or not performed a service.

Shoalhaven City Council's organisational values support our customer service commitments and complaint handling processes.

Our values are:

- Integrity
- Respect
- Collaboration
- Adaptability

We are committed to developing a culture of customer commitment in support of our values, where every employee instinctively acts with the understanding of the impact that their daily work and actions have on their immediate customers.

Our complaint management system is intended to:

- handle complaints fairly, efficiently and effectively
- enable us to respond to issues raised by people making a complaint in a timely and cost-effective way
- boost public confidence in our administrative process, and
- provide information that can be used by us to deliver quality improvements to our services, practices, products, procedures, staff, and complaint handling,
- outline the relevant external agencies for referral of serious breaches/complaints, and
- outline the Council's Management of unreasonable complainant conduct.

This policy provides guidance on the key principles and concepts of our complaint management system for Council customers.

1.2. Scope

This policy applies to all staff receiving or managing complaints from the public which are made to or about Council, in relation to our services, practices, products, procedures, staff and complaint handling.

Staff grievances, formal complaints alleging that an elected representative has breached the council's adopted code of conduct (code of conduct complaints) and public interest disclosures are dealt with under separate mechanisms.

1.3. Organisational commitment

Council's commitment to complaint management is outlined as follows:

WHO	COMMITMENT	HOW
Chief Executive Officer	Promote a culture that values complaints and their effective resolution	<ul style="list-style-type: none"> • Provide adequate support and direction to key staff responsible for handling complaints • Regularly review reports about complaint trends and issues arising from complaints • Encourage all staff to be alert to complaints and assist those responsible for handling complaints resolve them promptly • Encourage staff to make recommendations for system improvements • Recognise and reward good complaint handling by staff • Support recommendations for product service, staff and complaint handling improvements arising from the analysis of complaint data
Director City Performance	Foster an effective Complaint Management System	<ul style="list-style-type: none"> • Contribute to the development of an efficient, fair consistent and transparent complaints handling framework • Educate and empower staff to resolve complaints promptly and in accordance with Council's policies and procedures • Encourage staff managing complaints to provide suggestions on ways to improve the organisation's complaint management system • Encourage all staff to be alert to complaints and assist those responsible for handling complaints to resolve them promptly • Recognise and commend good complaint handling by staff
Public Officer / Manager Business Assurance & Risk – supported by Complaints Officer	Establish and Manage Council's Complaint Management System	<ul style="list-style-type: none"> • Provide regular reports to the Chief Executive Officer on issues arising from complaint handling work • Ensure recommendations arising out of complaint data analysis are canvassed with the Chief Executive Officer and relevant director and implemented where appropriate • Train and empower staff to resolve complaints promptly and in accordance with Council's complaints framework • Ensure all staff are aware of Council's complaint handling framework

		<ul style="list-style-type: none"> Encourage staff managing complaints to provide suggestions on ways to improve Council's complaint management system
All staff	Understand and comply with Council's complaint handling practices	<ul style="list-style-type: none"> Treat all people with respect, including people who make complaints Assist people to make a complaint, if needed Comply with this policy and its associated procedures Implement Council's complaint management system as relevant to role and responsibilities Provide feedback to management on issues arising from complaints Provide suggestions on ways to improve the organisation's complaints management system Implement changes arising from individual complaints and from the analysis of complaint data as directed by management Keep all appropriate records in relation to a complaint as required by this policy, but not limited to correspondence with complainant, interview notes, the evidence relied upon in an investigation, investigation/complaint findings and reasons for decisions

2. Terms and Definitions

Complaint

A complaint is an expression of dissatisfaction with the level or quality of the service provided by Shoalhaven City Council. This includes:

- Policies and Procedures - Complaints with respect to the implementation of, or failure to implement, policies or procedures. These complaints are usually related to dissatisfaction with service charges, policy decisions or a practice covered by a policy or procedure
- Employees– Complaints about employees are generally about dissatisfaction with the behaviour or conduct of a Council employee
- Contractors – Complaints about the behavior or conduct of contractors engaged by Council to undertake works or provide services
- Quality of Service – Complaints about quality of service are generally related to the quality of the finished job (e.g., not up to an expected standard, poor workmanship) or the length of time taken to complete the job/provide the service (e.g., outside of service standards)

Corruption

Corrupt conduct, as defined in the *Independent Commission Against Corruption Act 1988* ("the ICAC Act"), is deliberate or intentional wrongdoing, not negligence or a mistake. It must involve or affect an NSW public official or public sector organisation.

Corrupt conduct involves:

- An NSW public official improperly using, or trying to improperly use, the knowledge, power or resources of his or her position for personal gain or the advantage of others
- An NSW public official dishonestly exercising his or her official functions or improperly exercising his or her official functions in a partial manner, exercising his or her functions in a way that breaches public trust or misuses information, or material acquired during his or her official functions
- A member of the public influencing, or trying to influence, an NSW public official to use his or her position in a way that is dishonest or partial
- A member of the public engaging in conduct that could involve one of the matters set out in section 8(2A) of the ICAC Act where such conduct impairs, or could impair, public confidence in public administration.

More information and the legislative provisions can be found on the [Independent Commission Against Corruption \(ICAC\) website](#)

Complaint management system

All policies, procedures, practices, staff, hardware, and software used by Council in the management of complaints.

Customer request

The following are Customer requests and not complaints under this policy:

The definition of a customer request includes:

- A customer request for Council to undertake works or services or take regulatory action, such as reports about neighbours, noise, dogs, unauthorised building work or similar issues that fall into the regulatory aspect of council service – unless (1) it is a second request where there has been no response to the first request or (2) in the view of the customer the response to their request was unsatisfactory
- Reports of damaged or faulty infrastructure
- Requests for approval or authority
- An objection to the Council's issue of a penalty notice or taking other regulatory action for an offence under an Act or Regulation.
- Responses to requests for feedback about the standard of our service provision [see the definition of feedback]
- Routine inquiries about the Council's business or operations
- A request for an explanation of the content of or application of policies or procedures
- Workplace grievances (see our grievance policy)
- Public interest disclosures made by our Council Officials. The Council has adopted an Internal Reporting Policy (under the Protected Disclosures Act 1994)
- Applications and requests to access council information (see our Access to Information Policy)]
- Formal allegations that an elected council official or the CEO has breached the code of conduct [refer to our Code of Conduct and related Code of Conduct procedures].
- A complaint about an individual, event, service or business for which Council is not responsible

- Requests for review of determinations made by Council in relation to development applications, planning decisions, or the decision to issue a penalties or infringements

Many of the issues above are often called 'complaints' when a customer contacts Council because a customer is unhappy about the situation and wants something done. To Council, however, such matter will be considered a Customer Request. This terminology does not reduce the importance of the issue, nor remove the requirement for Council to respond. However, it does help Council differentiate between a complaint and a request so that the issue can be registered and monitored appropriately in Council's systems.

The policies listed above can be accessed on Council's website www.shoalhaven.nsw.gov.au.

Dispute

An unresolved complaint escalated either within or outside of our organisation.

Feedback

Opinions, comments and expressions of interest or concern, made directly or indirectly, explicitly, or implicitly, to or about our services or complaint handling, where a response is not explicitly or implicitly expected or legally required.

This includes submissions made to public consultation processes such as:

- Submissions or objections to Development or Planning Applications
- The lodging of an appeal or objection in accordance with a standard procedure or policy, for example about an approved development or draft policy or plan.
- Submissions made via the Council's "Get Involved" Webpage or other community engagement mechanisms

Workplace Grievance

A clear, formal written statement by an individual staff member about another staff member or a work-related problem or incident involving other staff. These matters are dealt with under Council's Grievance Policy

Maladministration

Is a failure to comply with proper procedures or the law and may involve action or inaction and inefficient, bad, or improper administration. Examples would include council failing to act on reports of unauthorised work or illegal activities, failing to comply with tendering processes or misusing secrecy provisions.

Public interest disclosure

A report about wrongdoing made by a public official in New South Wales that meets the requirements of the Public Interest Disclosures Act 1994.

3. Guiding Principles for Handling Complaints



3.1. Facilitate Complaints

<p>1. <i>People Focus</i></p>	<ul style="list-style-type: none"> • Council is committed to seeking and receiving feedback and complaints about our services, systems, practices, procedures, products, and complaint handling • Any concerns raised in feedback or complaints will be dealt with within a reasonable time frame • People making complaints will be: <ul style="list-style-type: none"> ○ provided with information about our complaint handling process ○ provided with multiple and accessible ways to make complaints ○ listened to, treated with respect by staff and actively involved in the complaint process where possible and appropriate, and ○ provided with reasons for our decision/s and any options for redress or review • A complaint may be lodged in the following ways: <ol style="list-style-type: none"> 1. Online at: Council's website by following the link on the Homepage https://www.shoalhaven.nsw.gov.au 2. By telephone on 1300 293 111 3. Email to: council@shoalhaven.nsw.gov.au 4. By post to: The Chief Executive Officer Shoalhaven City Council PO Box 42 NOWRA NSW 2541 5. In person at one of the following locations between 9am and 5pm, Monday to Friday: <table border="0"> <tr> <td>NOWRA</td> <td>ULLADULLA</td> </tr> <tr> <td>City Administrative Centre</td> <td>Southern District Office</td> </tr> <tr> <td>Bridge Road, Nowra</td> <td>Deering Street, Ulladulla</td> </tr> </table> • Where a customer outlines a complaint via Council's Official Facebook, Twitter and other Social Media Accounts, Council will not respond via social media. Only in cases where the complaint includes an email or postal address will a written response be provided. 	NOWRA	ULLADULLA	City Administrative Centre	Southern District Office	Bridge Road, Nowra	Deering Street, Ulladulla
NOWRA	ULLADULLA						
City Administrative Centre	Southern District Office						
Bridge Road, Nowra	Deering Street, Ulladulla						
<p>2. <i>No Detriment to people making complaints</i></p>	<ul style="list-style-type: none"> • Council will take all reasonable steps to ensure that people making complaints are not adversely affected because a complaint has been made by them or on their behalf. 						

3. <i>Anonymous Complaints</i>	<ul style="list-style-type: none"> We accept anonymous complaints and will carry out an investigation of the issues raised where there is sufficient information provided to allow us to do so. Where a complaint is lodged via telephone and anonymity is requested the complainant will be advised that Council will be unable to contact the complainant further if additional information is needed and they will not be advised of the outcome of the complaint.
4. <i>Accessibility</i>	<ul style="list-style-type: none"> We will ensure that information about how and where complaints may be made to or about us is well publicised. We will ensure that our systems to manage complaints are easily understood and accessible to everyone, particularly people who may require assistance. If a person prefers or needs another person or organisation to assist or represent them in the making and/or resolution of their complaint, we will communicate with them through their representative if this is their wish and we have been advised of this wish by the complainant.
5. <i>No charge</i>	Complaining to us is free.

3.2. Respond to Complaints

1. <i>Early Resolution</i>	<ul style="list-style-type: none"> Where possible, complaints will be resolved at first contact with Council.
2. <i>Responsiveness</i>	<ul style="list-style-type: none"> Where complaints cannot be resolved at initial interaction with the Complainant, we will promptly acknowledge receipt of a complaint within 7 business days. Council will aim to resolve complaints in the following timeframes: <ul style="list-style-type: none"> <u>For urgent matters</u> –within 24 hours. These matters would include a complaint about a safety issue that has been reported previously but has not been responded to within the service stand. <u>For simple matters</u> – within ten working days of receipt. These matters would include requests for readily available information such as returning calls providing requested information and responding to correspondence where Council has not met the relevant service standard. <u>Complex matters</u> will require longer periods of time to investigate and address, however they should be resolved within 28 days from receipt. Where timeframes cannot be met, the complainant will be advised before the time limit expires and given the reasons for the delay and a revised timeframe for resolution of the complaint/completion of the investigation. We will assess and prioritise complaints in accordance with the urgency and/or seriousness of the issues raised. If a matter concerns an immediate risk to safety or security the response will be immediate and will be escalated appropriately. We are committed to managing people's expectations, and will inform them as soon as possible, of the following:

	<ul style="list-style-type: none"> ○ the complaints process ○ the expected time frames for our actions ○ their likely involvement in the process, and ○ where known, any limitation to the outcome they have requested <ul style="list-style-type: none"> • We will advise people as soon as possible when we are unable to deal with any part of their complaint and provide advice about where such issues and/or complaints may be directed (if known and appropriate). • We will also advise people as soon as possible if we are unable to meet our time frames for responding to their complaint and the reason for our delay.
3. <i>Objectivity & Fairness</i>	<ul style="list-style-type: none"> • We will address each complaint with integrity and in an equitable, objective, and unbiased manner. • We will ensure that the person handling a complaint is not the staff member whose conduct is being complained about and does not have a conflict of interest. • Internal reviews of how a complaint was managed will be conducted by a person other than the original decision maker.
4. <i>Responding Flexibly</i>	<ul style="list-style-type: none"> • Our staff are empowered to resolve complaints promptly. We will adopt flexible approaches to service delivery and problem solving to enhance accessibility for people making complaints and/or their representatives. • We will assess each complaint on its merits and involve people making complaints and/or their representative in the process as far as possible.
5. <i>Confidentiality</i>	<ul style="list-style-type: none"> • We will protect the identity of people making complaints where this is practical and appropriate. • Personal information that identifies individuals will only be disclosed or used by the Council as permitted under the relevant privacy laws and our confidentiality obligations.

3.3. Manage Parties to a Complaint

1. <i>Complaint involving multiple organisations or parts of Council</i>	<ul style="list-style-type: none"> • Where a complaint involves multiple organisations, we will work with the other organisation/s where possible, to ensure that communication with the person making a complaint and/or their representative is clear and coordinated. • Subject to privacy and confidentiality considerations, communication and information sharing between the parties will also be organised to facilitate a timely response to the complaint. • Where a complaint involves multiple areas within our organisation, responsibility for communicating with the person making the complaint and/or their representative will also be coordinated. • Where our services are contracted out, we expect contracted service providers to have an accessible and comprehensive complaint management system. We take complaints not only about the actions of our staff but also the actions of our service providers.
2. <i>Complaints involving multiple or related parties</i>	<ul style="list-style-type: none"> • When similar complaints are made by related parties we will try to arrange to communicate with a single representative of the group.
3. <i>Empowerment of staff</i>	<ul style="list-style-type: none"> • All staff managing complaints are empowered to implement our complaint management system as relevant to their role and responsibilities. • Staff are encouraged to provide feedback on the effectiveness and efficiency of all aspects of our complaint management system

4. <i>Managing unreasonable conduct by people making complaints</i>	<ul style="list-style-type: none"> • We are committed to being accessible and responsive to all people who approach us with feedback or complaints. At the same time our success depends on: <ul style="list-style-type: none"> ○ our ability to do our work and perform our functions in the most effective and efficient way possible ○ the health, safety, and security of our staff, and ○ our ability to allocate our resources fairly across all the complaints we receive. • Our expectations of complainant conduct are reflected in our '<i>Individual Rights and Responsibilities of the Parties to a Complaint</i>' document attached to this Policy. • When people behave unreasonably in their dealings with us, their conduct can significantly affect the progress and efficiency of our work. As a result, we will take proactive and decisive action to manage any conduct that negatively and unreasonably affects us and will support our staff to do the same in accordance with our complaints handling framework • We will manage unreasonable conduct by people making complaints in line with the NSW Ombudsman's Guidelines on managing unreasonable complainant conduct.
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4. Our Complaint Management System

When responding to complaints, staff will act in accordance with our complaint handling procedures as well as any other internal documents providing guidance on the management of complaints.

Staff will also consider any relevant legislation and/or regulations when responding to complaints and feedback.

The six key stages in our complaint management system are set out below.



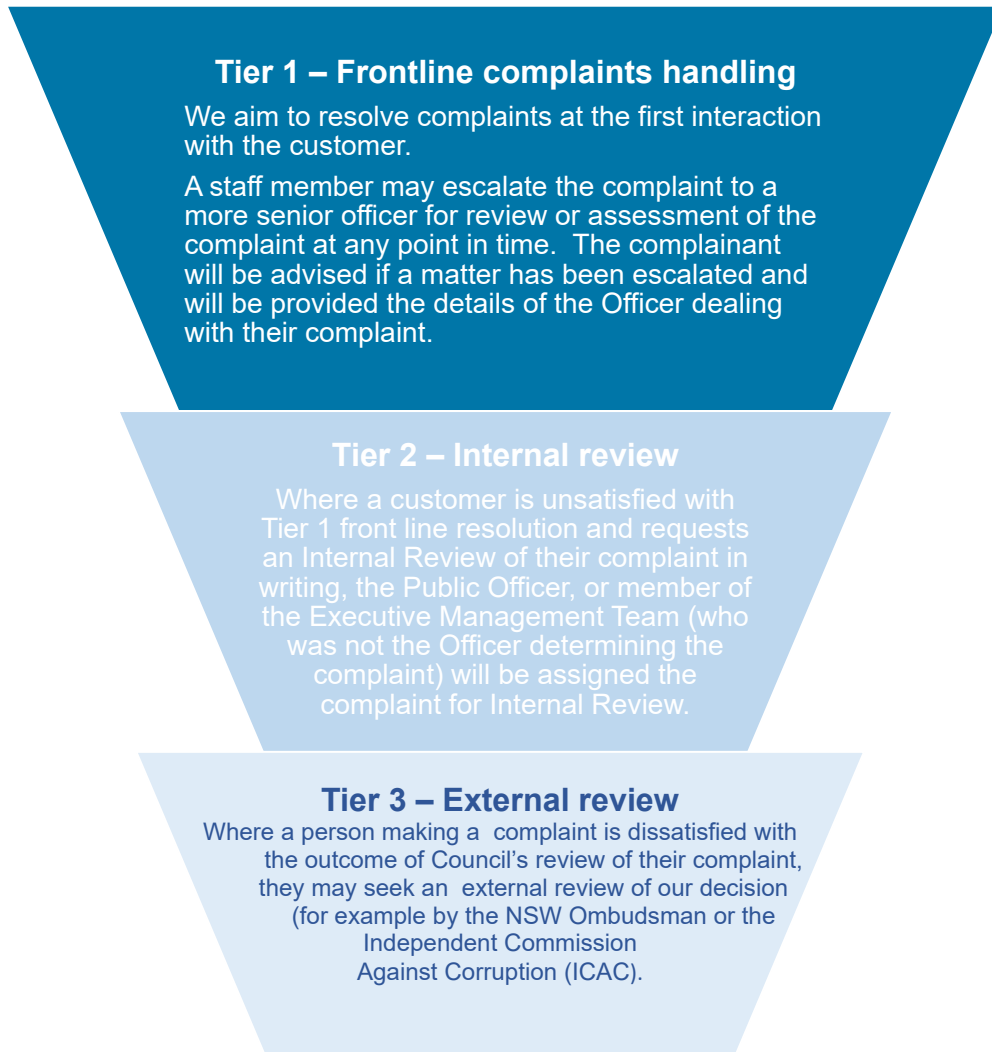
1. <i>Receive Complaint</i>	<ul style="list-style-type: none"> • Unless the complaint has been resolved at an initial interaction with the customer, we will record the complaint and its supporting information. We will also assign a unique identifier to the complaint which will be provided to the customer. • The record of the complaint will document: <ul style="list-style-type: none"> ○ date of receipt ○ the contact information of the person making a complaint ○ issues raised by the person making a complaint and the outcome/s they seek ○ any other relevant information or supporting documents that have been provided ○ any additional support the person making a complaint requires
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2. <i>Acknowledge Complaint</i>	<ul style="list-style-type: none"> We will acknowledge receipt of each complaint immediately on receipt and provide detailed acknowledgement within ten (10) business days of receipt at which time the customer will be advised of the Officer who will be dealing with their complaint and details of this Complaints Handling Policy Consideration will be given to the most appropriate medium (e.g., email, telephone, letter) for communicating with the person making a complaint.
3. <i>Assess & Address Complaint</i>	<p><u>Complaint Assessment</u></p> <ul style="list-style-type: none"> After acknowledging receipt of the complaint, we will confirm whether the issue/s raised in the complaint is/are within our control and if an alternate process applies to the matter. We will consider the outcome/s sought by the person making a complaint Where there is more than one issue raised, we will determine whether each issue needs to be separately addressed. If any aspect of the complaint is unclear, we will seek clarification from the complainant. When determining how a complaint will be managed, we will consider: <ul style="list-style-type: none"> How serious, complicated, or urgent the complaint is Whether the complaint raises concerns about health and safety How the person making the complaint is being affected The risks involved if resolution of the complaint is delayed, and Whether a resolution requires the involvement of other organisations If the complaint is required to be notified or referred to other authorities. <p><u>Addressing complaints</u></p> <ul style="list-style-type: none"> After assessing the complaint, we will consider how to manage it. To manage a complaint, we may: <ul style="list-style-type: none"> give the person making a complaint information or an explanation undertake research about the service, person or area that the complaint is about, and/or investigate the claims made in the complaint. We will keep the complainant up to date on our progress, particularly if there are any delays.
4. <i>Providing reasons for decisions</i>	<ul style="list-style-type: none"> Following consideration of the complaint and any investigation into the issues raised, the responsible officer will contact the person making the complaint and advise them: <ul style="list-style-type: none"> the outcome of the complaint and any action we have taken in response the reason/s for our decision/s the remedy or resolution/s that we have proposed or put in place. If an investigation makes any adverse findings about an individual, we will consider any applicable privacy obligations under the Privacy and Personal Information Protection Act 1998 and any applicable exemptions in or made pursuant to that Act, before sharing our findings with the person making the complaint.
5. <i>Providing complainant with review options and alternative avenues for resolution</i>	<ul style="list-style-type: none"> We will inform people who make complaints to or about us about any internal or external review options available to them (including any relevant Ombudsman or oversight bodies that may deal with the complaint). <p><u>Referral to the Community Justice Centre</u></p> <p>Council will promote and encourage the use of the free and confidential Community Justice Centre (CJC) services to assist community members and groups to seek mediated solutions for disputes between parties which cannot be resolved by the Council.</p>

	<p>Council may refer parties who agree to mediation to the CJC, or they can be accessed directly by parties to the dispute. The CJC can be contacted at 1800 990 777 or www.cjc.justice.nsw.gov.au.</p>
6. <i>Closing the complaint</i>	<ul style="list-style-type: none"> • We will keep comprehensive records about each complaint, including: <ul style="list-style-type: none"> ○ Our communication with the complainant ○ How we managed the complaint ○ The outcome/s of the complaint (including whether any aspect of it was substantiated) ○ Recommendations made to address problems identified ○ Decisions made on those recommendations, and ○ Any outstanding actions that need to be followed up. • We will ensure that outcomes are properly implemented, monitored, and reported to our Executive Management Team.

5. Our Three Tiers of Complaint Handling for Complaint Escalation

Our three-tiered approach to complaints handling aims to have complaints responded to and resolved fairly, efficiently and effectively subject to their seriousness and stage in the process.



CL22.459 - Attachment 1

6. Accountability and Learning

6.1. Analysis and evaluation of complaints

We will ensure that complaints are recorded in a systematic way so that information can be easily retrieved for reporting and analysis.

Regular analysis of these reports will be undertaken to monitor trends, measure the quality of our customer service and make recommended improvements to our systems, policy and procedures.

6.2. Monitoring of the complaint management system

We will continually monitor our complaint management system to:

- Ensure its effectiveness in responding to and resolving complaints, and
- Identify and correct deficiencies in the operation of the system.

Monitoring may include the use of audits, complaint satisfaction surveys and other tools.

6.3. Continuous improvement

We are committed to improving the effectiveness and efficiency of our complaint management system. To this end, we will:

- Support the making and appropriate resolution of complaints
- Implement best practices in complaint handling
- Recognise and reward exemplary complaint handling by staff
- Regularly review the complaints management system and complaint data, and
- Implement appropriate system changes arising out of our analysis of complaints data and continual monitoring of the system.

7. Implementation

This Policy relates to the following policy documents of the Council:

- Internal Reporting Policy
- Code of Conduct and Code of Conduct Procedures

Council's website will provide a clear outline of how to make a complaint and this policy.

A communication and education program will be undertaken for staff on the adoption of this policy and at regular intervals.

8. Review

This policy is subject to regular review at a maximum interval of two (2) years. Any recognised change to relevant legislation, directives or guidelines issued by agencies including the NSW Ombudsman and the Office of Local Government will instigate an immediate review of this policy to reflect any changes. Public consultation will be undertaken prior to substantive amendments being made to the policy.

9. Attachments

9.1. Attachment 1 - Individual Rights and Responsibilities of the Parties to a Complaint

For Shoalhaven City Council to ensure that all complaints are dealt with fairly, efficiently and effectively and that work health and safety standards and duty of care obligations are adhered to, the following rights and responsibilities must be observed and respected by all the parties to the complaint process.

Complainants have the right:

- To be treated with courtesy and respect
- To make a complaint and to express their opinions in ways that are reasonable, lawful, and appropriate
- To a reasonable explanation of the organisation's complaints procedure, including details of the confidentiality and/or privacy rights or obligations that may apply
- To a fair and impartial assessment and, where appropriate, investigation of their complaint based on the merits of the case
- To a timely response
- To be informed in at least general terms about the actions taken and outcome of their complaint
- To be given reasons that explain decisions affecting them
- To be informed of their rights of review on the decision of a complaint
- To communicate valid concerns and views without fear of reprisal or other unreasonable response
- Privacy

Council Staff have the right:

- To be treated with courtesy and respect
- To expect honesty, cooperation, and reasonable assistance from complainants
- To expect honesty, cooperation and reasonable assistance from organisations and people within jurisdiction who are the subject of a complaint
- To a safe and healthy working environment
- To determine how a complaint will be dealt with under the Complaints Handling Policy
- To finalise complaints based on outcomes they consider to be satisfactory in the circumstances
- To modify, curtail or decline service (if appropriate) in response to unacceptable behaviour by a complainant

Subjects of a complaint have the right:

- To be treated with courtesy and respect by Council staff
- To a fair and impartial assessment and, where appropriate, investigation of the allegations made against them
- To be informed (at an appropriate time) about the substance of the allegations made against them that are being investigated
- To be informed about the substance of any proposed adverse comment or decision
- To be given a reasonable opportunity to put their case during any investigation and before any final decision is made

- To be told the outcome of any investigation into allegations about their conduct, including the reasons for any decision or recommendation that may be detrimental to them
- To be protected from harassment by disgruntled complainants acting unreasonably.

CL22.459 - Attachment 1

Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

Public Exhibition: 18 May 2022 to 01 July 2022

No.	Submitter	Summary of Submission	Comments	Summary of Recommended Change
1	Landowner of 50 Abernethys Lane, Meroo Meadow	<p>Planning Proposal and Development Control Plan</p> <p>Zoning of Land and Extent of URA</p> <ul style="list-style-type: none"> Identifies that 50 Abernethys Lane, Meroo Meadow is partly in the Release Area and subject to the proposed planning and development controls. Highlights the current land use zones for this part of the property (set in 2014) facilitate a residential development outcome on about 40% or half a hectare. States the original Moss Vale Road North Land Owners Group undertook limited consultation with them when it prepared proposed planning and development controls. Raises concern with: <ul style="list-style-type: none"> The proposed change of the current residential zone to an environmental zone and the potential loss of land value. The proposed changes reduce the potential residential outcome to about 10% of the land, some of which is identified as a road corridor on the Indicative Layout Plan. The negative impact of urban development upstream of the site, including potential increases in flood risk, poor water quality, and a worsening in the condition of Abernethys Creek. Combined, such events would affect the use, current development (farm infrastructure, fencing, and bridge crossing), and enjoyment of the property and lower its value. Requests an adjustment of the proposed planning and development controls to: <ul style="list-style-type: none"> Facilitate a residential development outcome on more of the property not at risk from flooding, noting this would increase development potential and result in better outcomes for the existing riparian corridor. 	<p>Change recommended</p> <p>50 Abernethys Lane, Meroo Meadow (Lot & DP) is a 3.4-hectare site. Approximately 1.2 hectares of the site was identified as part of the URA when the current planning controls were set in 2014. These controls included residential and environmental land use zones (R1 General Residential and C2 Environmental Conservation). The current conservation zone applies to the existing riparian corridor of Abernethys Creek, and the land estimated to be at risk from flooding during a 1% annual probability flood event. The remainder of the site (2.3 hectares) is zoned for rural land uses (RU1 Primary Production).</p> <p>The recommended changes to the proposed planning controls outlined in the Planning Proposal seek to amend the amount of land available for a potential residential outcome in response to the results of the contemporary flood study (<i>Flood Study and Riparian Lands Concept Design and Assessment</i> prepared by Rhelm in December 2018). This study was prepared to inform the recommended changes to the planning controls. The loss of land value between the current and proposed zones is considered to be a perceived loss as the identified flood risk would likely prevent development on some of the site in any case.</p> <p>The proposed planning and development controls, informed by a suite of technical studies, seek to manage the impacts on flood risk, water quality, and the riparian corridor.</p> <p>Options:</p> <ol style="list-style-type: none"> Exclude the property from the release area and apply the RU1 Rural Production zone consistently across the site to reflect the flood risk and remove residential development opportunities. This also ensures the release 	<p>Planning Proposal:</p> <p>Expand the R1 General Residential & C2 Environmental Conservation zones across the entire site, plus adjustment of relating provisions (height, minimum lot size etc) to be consistent with the approach of the broader URA.</p> <p>Development Control Plan:</p> <p>Update the Indicative Layout Plan and other relevant maps to reflect the recommended changes to the Planning Proposal, outlined above.</p>


Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

Public Exhibition: 18 May 2022 to 01 July 2022

No.	Submitter	Summary of Submission	Comments	Summary of Recommended Change
		<ul style="list-style-type: none"> Maintain the currently proposed environmental outcome and existing rural planning controls on the remainder of the property. 	<p>area follows existing property boundaries. However, this "down-zoning" would remove potential development opportunities identified since at least 2014.</p> <p>2. Expand the release area and associated planning documents to include the entire property. This is the preferred option and it is recommended that the planning and development controls be adjusted to:</p> <ul style="list-style-type: none"> a. Facilitate a residential outcome on the land not at risk from flooding (through the application of the R1 General Residential zone). b. Limit development on the land identified at risk from flooding (by applying the C2 Environmental Conservation zone). c. Maintain the current rural land use zone and planning controls for the south-west corner of the property to recognise its current use and development and its separation from the release area by Abernethys Creek. <p>Option 2 would provide an additional 1.3 hectares of potentially developable land, facilitating an increase in dwelling supply (approx. 19-20 lots). The land is already cleared of vegetation. Flood risk would be managed through the planning controls. The revegetation and future management of the riparian corridor would occur as part of the development of the broader release area.</p>	
2	Cowman Stoddart Pty Ltd on behalf of Landowner of 91A Bells Lane, Cambewarra	The submission notes the original Moss Vale Road North Owners Group undertook limited consultation with them when preparing initial package of information.	Noted	Nil
		Development Control Plan – Section 7.4 Intended Road Layout An Access Street Tier 1 cuts through the only developable	Change recommended There is merit in deleting this Tier 1 Access Street. This approach will allow for greater flexibility in external	Development Control Plan: Delete subject road from Indicative

Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

Public Exhibition: 18 May 2022 to 01 July 2022

No.	Submitter	Summary of Submission	Comments	Summary of Recommended Change
		<p>area of the landowner's land as shown below. The developable area of that land is less than one (1) hectare.</p> <p>There are alternative approaches to the development of this land that may not require the provision of a public road in the location shown. For instance, given the R1 zone that applies to the land in question, multi dwelling housing, shop top housing or apartment housing options may all be considered, and which may not require the provision of a public road as shown.</p> <p>Recommends that the Access Tier 1 road be deleted from the draft DCP.</p> 	<p>development outcomes as the site is relatively small and an unusual shape, and there are a range of land use opportunities available within this Village Centre Activation Precinct Area 1.</p>	<p>Layout Plan and subsequent maps as relevant.</p>
3	Allen Price & Scarratts Pty Ltd on behalf of owners/potential developers with an interest in the following	<p>Planning Proposal</p> <p>Zoning of Watercourses and Riparian Land</p> <p>Requests no further changes be made to the publicly exhibited C2 Environmental Conservation zones generally applied to watercourses and riparian lands because of potential impacts on area available for development. There</p>	<p>Changes already required in response to the recommendations of a technical study and consultation with a NSW Government Agency</p> <p>The public exhibition of the Planning Proposal was accompanied by a contemporary technical study providing recommendations on the management of watercourses and riparian lands (<i>Moss Vale Road North Urban Release Area</i></p>	<p>Planning Proposal:</p> <p>The proposed planning controls, specifically the C2 Environmental Conservation zone applied to watercourses and</p>

Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

Public Exhibition: 18 May 2022 to 01 July 2022

No.	Submitter	Summary of Submission	Comments	Summary of Recommended Change
	<p>properties (specific interests not declared in submission):</p> <ul style="list-style-type: none"> Lot 1 DP1191186 Lot 4 DP708356 Lot 2 DP1134346 <p>Includes feedback from landowners of Lot 4 DP268209 and Lots 6 & 7 DP618693.</p>	<p>is no support for:</p> <ul style="list-style-type: none"> The re-exhibition of refinements to the land use zones for watercourses and riparian lands, noting concerns around uncertainty and the additional time required will impact on the delivery of the release area. Continued consultation efforts with the NSW Planning and Environment's Water Team. Averaging off-sets for any reduction in riparian lands across the release area, suggesting instead it should be planned on a per-lot basis. 	<p><i>Riparian Assessment</i> prepared by EcoLogical in April 2022). This included recommendations for off-set areas to manage potential impacts and adjustments to the width of zones applied to riparian lands.</p> <p>This study was completed shortly after the Planning Proposal was prepared. It was exhibited alongside the proposal to indicate potential future adjustments to land use zones. The Planning Proposal forewarned further changes may occur post exhibition.</p> <p>The Gateway Determination guiding this Planning Proposal requires consultation with the NSW Department of Planning and Environment's Water Licencing and Approvals Team (formerly known as the Natural Resources Access Regulator). Council needs to comply with the requirements of the Gateway Determination.</p> <p>Adjustments to the zoning of watercourses and corridors will be informed by the ongoing dialogue with the agency and the technical study. These adjustments will be made when finalising the Planning Proposal. It is not intended to reexhibit the Planning Proposal with these adjustments as these were foreshadowed in the most recent exhibition.</p> <p>The technical study makes off-set or averaging recommendations for the broader release area, rather than each of the current properties. This ensures opportunities to retain and use existing biodiversity resources across the release area as offsets are considered ahead of clearing and revegetation opportunities in smaller areas.</p>	<p>riparian lands, will be adjusted to implement the recommendations of the technical study and the outcomes of consultation with NSW Department of Planning and Environment's Water Licencing & Approvals Team.</p> <p>Development Control Plan:</p> <p>The Indicative Layout Plan and associated maps will need to be adjusted to reflect changes to land use zones, as required.</p>
		<p>Planning Proposal</p> <p>Zoning Adjustment for 91B Bells Lane</p> <p>The submission requests amendments to the publicly exhibited zones applied to this property (C4 Environmental Living and C2 Environmental Conservation) to retain a</p>	<p>Change recommended</p> <p>The Planning Proposal recommends the application of the C4 Environmental Living zone to an existing dwelling located on the much larger lot (about 18-hectares) to retain limited development opportunities.</p>	<p>Planning Proposal:</p> <p>The E4 Environmental Living zone be expanded to apply to the whole of the</p>

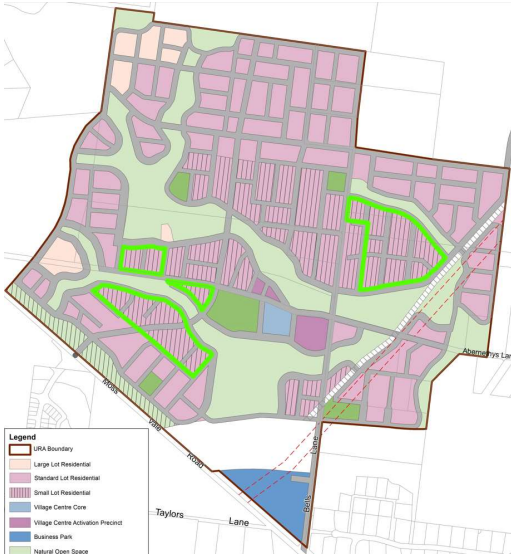
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		<p>suitable living area and buffer between existing development and riparian land. The submission provides a plan comparing the area of the property proposed to be zoned C4 Environmental Living (2,759m²) with requested adjustments to better reflect the location of the existing dwelling and associated development (4,170m²).</p>	<p>The submission provides a surveyed plan accurately identifying the location of the existing dwelling and associated features, such as a driveway and swimming pool. This demonstrates some features of the property are currently proposed to be zoned C2 Environmental Conservation.</p> <p>The proposed C4 Environmental Living zone should be adjusted to include the existing development.</p> <p>The minor increase in this zone will reduce the recommended area of the C2 Environmental Conservation zone, which may require additional offsets which would need to be considered in the finalisation of the proposed C2 Environmental Conservation zone.</p>	<p>existing development in this location.</p> <p>Refine the C2 Environmental Area as required to respond to any additional offsets.</p> <p>Development Control Plan:</p> <p>Update the Indicative Layout Plan and other relevant maps to reflect the recommended changes to the Planning Proposal, outlined above.</p>
		<p>Planning Proposal and Development Control Plan Town Centre Location and Zoning</p> <p>Support for requested relocation of the town centre (see Submission 4) closer to Bells Lane, providing that Bells Lane is upgraded in the first stage of development rollout.</p>	<p>No change recommended</p> <p>Refer to relevant point at Submission 4 (requests that the centre be moved).</p> <p>At this stage in the process, it is recommended that the centre location remain as exhibited so as not to unduly delay the planning outcome for the broader URA. Opportunities to explore centre relocation and associated DCP amendments can be considered as part of a separate process.</p>	<p>Nil</p>
		<p>Planning Proposal and Development Control Plan – Section 6 and 7.1</p> <p>Clause 4.1H and Small Lot Residential</p> <p>These small residential lots are not consistently applied and Lot 2 DP1134376 does not adequately benefit from</p>	<p>Change recommended</p> <p>A range of criteria and values were used to determine the location of the small lot residential areas in the exhibition package. There is merit in expanding the area of small lot opportunity within the URA.</p>	<p>Planning Proposal:</p> <p>Amend the Lot Size Map to expand the small lot area.</p>

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		<p>proximity to adjacent public open space and the village centre. Therefore, we request that a consistent approach be applied to the URA and be adjusted if the town centre land zoning is changed without disadvantaging landowners identified with small lots.</p>	<p>The following image shows the proposed additional 4.1H (small lot areas) areas across the URA outlined in green. These areas represent a logical extension of the exhibited locations that are still within a walkable and high amenity catchment of the town centre.</p> <p>Some of this additional small lot residential allocation is located over Lot 2 DP 1134376.</p> <p>Should the town centre location be reconsidered in the future, the location of small residential lots should also be reconsidered.</p> 	<p>Development Control Plan: Amend the Indicative Layout Plan to expand the small lot area.</p>


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		Development Control Plan – Section 7 Designing dwellings at the subdivision stage Pre-empting the need to design dwellings at the subdivision stage.	No change recommended Ultimately, some dwellings (or consideration of key design fundamentals) will need to be considered at the subdivision stage to ensure that the lot layout adequately provides for the amenity of future dwellings/residents. This is particularly relevant to small lot and zero lot boundary proposals. It is noted that a key element in the original Moss Vale Road North Land Owner Group's vision was for a sustainable and high amenity community. It is recommended that this early design requirement be retained and encouraged.	Nil
		Development Control Plan – Section 7.1 High Voltage Power Line Realignment The draft DCP does not discuss power line realignment which is required in the URA and it is assumed that the power line realignment will be considered at the subdivision development application stage.	No change recommended There is currently no requirement or intention to realign the high voltage power lines/easement. Should a developer wish to do so, the draft DCP encourages early discussions with Endeavour Energy about how this could occur (see note box on page 8 of the draft DCP). Any realignment would be best considered at the subdivision stage.	Nil
		Development Control Plan – Section 7.2 Staging The staging plan doesn't consider current landowner property boundaries or initial infrastructure supply identified in the Satisfactory Arrangements for Infrastructure Plan (Figure 34, p 72). All landowners with the exception of Stage 1 are held back and not able to advance their development without going in the current staging plan sequence as shown in Figure 3 (page 10). The submission suggests a more reasonable and fair approach would be for a "start-up" stage to mirror the initial	No Change Recommended. The staging recommended in the draft Development Controls sets a logical order for the release and development of the various precincts within the release area. The order of staging is based on several factors, including: <ul style="list-style-type: none"> The planned or anticipated timeframe for the delivery of enabling infrastructure such as roads, sewer, or water. For example, the three main road connections to the release area will not be delivered at the same time. The Collector Road servicing stages 1 and 2 is likely to be 	Nil

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		<p>road infrastructure as shown in the Satisfactory Arrangements for Infrastructure Plan which then allows for subsequent staged development on each of the landowner sites. See suggested provided below, with the pink hatching representing the proposed Stage 1.</p> 	<p>delivered first. The required upgrades to Bells Lane to service Stages 3 and 4 will likely follow. The upgrade of Pestells Lane, linking the release area to the Princes Highway, will occur last and will service the remainder of the release area.</p> <ul style="list-style-type: none"> The identified catchments for stormwater run-off. This provides opportunities for coordinated and precinct wide drainage infrastructure. This results in a smaller number of temporary or permanent drainage devices, potentially reducing Council's future maintenance responsibilities. The distinct or discrete areas of the proposed development outcome and how they relate to features such as watercourses and significant roads. <p>There are opportunities for the staging to be refined in the future if enabling infrastructure is delivered ahead of planned or anticipated timeframes.</p>		
		<p>Development Control Plan – Section 7.3 Design Verification Statements Objects to Design Verification Statements (referred to in the submission as design variation statement) which are a mandatory control.</p>	<p>No change recommended This is an approach that was proposed by the original Moss Vale Road North Land Owner Group in its draft DCP and was given 'in-principle' support' by Council in 2019 to be used as the basis for refinement of a planning package for the URA (MIN19.533). This provision is also within the adopted DCP chapter for Moss Vale Road South. No explanation of the issue is provided. The process is working well for Moss Vale Road South</p>	Nil	

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			development applications and there is merit in continuing this approach for the MVRN URA.	
		Development Control Plan – Section 7.3 Consecutive Lots Objects to 'no more than 3 consecutive small lots with the same lot width' which is a mandatory control.	No change recommended The provision seeks to ensure variety in lot widths to add diversity and interest to the streetscape. This is an approach that is within the adopted DCP chapter for Moss Vale Road South and is currently working well. In the absence of an explanation of the issue, it is recommended that this provision is retained as exhibited.	Nil
		Development Control Plan – Section 7.3 Zero Lot Boundaries Objects to zero lot boundaries shown in subdivision plans (A3.1).	No change recommended This is an approach that was proposed by the original Moss Vale Road North Land Owner Group in its draft DCP and was given 'in-principle' support' by Council in 2019 to be used as the basis for refinement of a planning package for the URA (MIN19.533). This provision is also within the adopted DCP chapter for Moss Vale Road South. No explanation of the issue is provided. It is important that the lots with zero lot boundaries be shown in the subdivision plans to ensure that the zero lot boundary is appropriately placed to ensure a high level of amenity, especially solar access. Amenity is critically important for small lots and lots with zero lot boundaries.	Nil
		Development Control Plan – Section 7.4 Street Network and Hierarchy Figure 4; indicative subdivision plan encourages cul-de-sacs while Mandatory Control (7.4) appears to be in conflict and seeks to minimise the use of cul-de-sacs.	No change recommended The Indicative Layout Plan shows four cul-de-sacs. The proposed indicative layout plan is considered consistent with Mandatory Control 1 in Section 7.4 as the use of cul-de-sacs is extremely minimal in the context of the entire URA.	Nil
		Development Control Plan – Section 7.4 Road Reserve Widths	No change recommended The original Moss Vale Road North Land Owner Group	Nil

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		<p>The road hierarchy and widths are significant with five (5) different street types and respective total road reserve widths of 23m, 22m, 22.6-23.2m, 16.5 and 17-32m. The submission provides a <i>Transport Assessment</i> (prepared by ARC Traffic & Transport in April 2022). This assessment:</p> <ul style="list-style-type: none"> • Concludes the road hierarchy is not supportable or consistent with existing Council, NSW and National designed standards. • Indicates Local and Retail Streets (22.6 – 23.2m) are wider than the Collector roads (22m and 23m). • Recommends changes, including to Road Profiles, Road Hierarchy, Road Layout, etc. <p>Requests a review of the Transport Assessment and the adjustment of the proposed road widths to be consistent with those settled for the Moss Vale Road South Urban Release Area.</p>	<p>proposed 12 road types of varying widths. No traffic assessment was provided to support this proposal.</p> <p>Council commissioned an <i>Internal Traffic Analysis Report</i> (prepared by Bitzios Consulting in July 2020). This work considered a range of relevant guidelines, standards and forecast traffic volumes to refine the original proposal, including Transport for NSW and Austroads guidelines.</p> <p>This work refined the road hierarchy to five types, simplifying development controls and construction requirements. Other adjustments were made to the road network to extend the network of collector roads and provide indicative roundabout and access locations. Amendments were made to road reserve widths to assist with providing shared pathways and asset protection zones on public land (to reduce impact on development area).</p> <p>The submitted Transport Assessment was prepared to support an alternative development outcome for the release area (proposed by new owners/developers, i.e., not the original landowner's group). The assessment:</p> <ul style="list-style-type: none"> • Claims the proposed roads are oversized and not required for modelled traffic volumes, recommending widths be reduced. • Recommends 8 road types. <p>The assessment did not consider the role of the roads in accommodating future growth in areas adjacent to the Moss Vale North Release Area.</p> <p>The volume of analysis undertaken by Council's consultant provides confidence in retaining the currently proposed controls. Once the controls are settled, new developers/owners can request adjustment to the controls, through a separate process, for Council's consideration. This allows for a full consideration of alternative proposals,</p>	

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			including the ability to accommodate future growth.	
		Development Control Plan – Section 7.6 Shared Driveways Figure 17, shared driveway configuration appears not to have considered area requirements for a vehicle to exit in a forward direction.	No change recommended Figure 17 is <u>indicative</u> in nature to show the preferred configuration. The detailed design at the development application stage would need to consider swept paths and turning circles, as required, to meet relevant standards.	Nil
		Development Control Plan – Section 7.7 Shared Use Pathway Network Figure 18 appears to have redundant shared paths connecting to the large biodiversity basin on Lot 1 DP1191186	No change recommended It is assumed that the large biodiversity basin referred to is the dual use bioretention basin and local park. The extension of the shared use path network to this area is considered highly desirable in terms of connectivity and should be retained.	Nil
		Development Control Plan – Section 7.9 Landscape Strategy Objects to landscape strategy requirement (A12.1).	No change recommended No explanation of the issue is provided. It is important that any subdivision proposal holistically considers landscaping, tree retention and provision, water sensitive urban design, amenity and the like which is vital for sustainable and liveable communities. It is noted that the original owners group proposed a desire for a high quality design outcome.	Nil
		Development Control Plan – Section 7.9 Flora & Fauna Report Requirements Tree risk and life expectancy should be the role of an arborist, not a requirement of the flora & fauna report as suggested by A13.2.	Change Recommended The change from 'flora and fauna' report to 'arborist report' has merit and is supported.	Development Control Plan: Amend A13.2 to replace 'flora and fauna' report with 'arborist' report.
		Development Control Plan – Section 7.11 Asset Protection Zones and Road Reserve Widths The APZ requirements and widths of road reserves in	No change recommended The identified Asset Protection Zones were informed by the recommendations of the Bushfire Constraints Report, which	Nil

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		<p>certain locations result in significant development loss.</p> <p>A review of Council's policy [on APZs on Public Land] is required to ensure APZ locations and their edge to development area is well defined (i.e., edge of sealed road, road reserve, maintained area) to avoid significantly reducing the impact on development land.</p>	<p>included modelling undertaken in accordance with the RFS's Planning for Bushfire Protection 2019.</p> <p>The draft controls include the protection zones entirely within road reserves, aligning them with features of the road cross section. There is no further requirement for development proposals to provide or contribute to the protection zones, reducing the impost on development outcomes.</p> <p>The width of some of the roads is due to the necessary size of the protection zones – a response to manage a natural hazard - and is not an outcome of the road design.</p> <p>The controls in the DCP provide the opportunity for subdivision and development proposals to undertake additional modelling to identify alternative protection zones, including different modelling assumptions (in consultation with the NSW Rural Fire Service).</p>	
		<p>Development Control Plan – Section 8 Consultation Requirements, Gas Pipeline</p> <p>Objects to a mandatory control that requires Jemena be consulted prior to lodging a development application for all stages adjacent to the pipeline and within the pipeline buffer area.</p> <p>Questions the need for such follow up consultation when Jemena has been a party to the draft DCP development and in theory agrees with the associated controls. This appears to be an unnecessary referral at the Development Application assessment stage.</p>	<p>Change Recommended</p> <p>The Transport and Infrastructure SEPP 2021 mandates a referral to Jemena during the development application process, where a development is located in or adjacent to a pipeline corridor.</p> <p>Whilst it is preferable that early consultation with Jemena occur, it is not necessary that the content of Mandatory Control 1 be mandated. As such, it is recommended that exhibited Mandatory Control 1 be deleted.</p> <p>Early consultation with Jemena prior to the preparation and lodgement of a development application provides early certainty of Jemena's position and likely requirements before time and money is spent on preparing a development application. Due to these benefits, it is recommended that the wording of Mandatory Control 1 be adapted into a note box to encourage (not mandate) early consultation with Jemena. It would then be up to the developer to decide</p>	<p>Development Control Plan:</p> <p>Delete Mandatory Control 1 in Section 5.8.</p> <p>Adapt wording of exhibited Mandatory Control 1 into advisory guidance in the existing note box at the beginning of Section 8.</p>

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		<p>Satisfactory Arrangements for Infrastructure and Stormwater Basins</p> <p>Notes Figure 34 Satisfactory arrangements for infrastructure plan identifies locations for bioretention and detention basins, but that the location and design may not be informed by 3D modelling or consideration of flooding events.</p> <p>Requests the locations for the infrastructure are not fixed and that consideration is given to locating some infrastructure in areas with low flood water velocity to increase the area of land available for residential development.</p>	<p>The concept design and costing work informing the development contributions framework will confirm the actual location and dimensions of drainage infrastructure. Any future update of the Satisfactory Arrangements map will occur as part of finalising the contributions framework, if required.</p>		
		<p>Development Control Plan</p> <p>Road on Shared Property Boundaries</p> <p>Seeks clarification on the construction of roads on shared boundaries, raising concern that if one development site progresses ahead of the adjacent shared road boundary this development site will be burdened to build most of the road on their site.</p> <p>Notes that the matter is also raised in the <i>Transport Assessment</i> (prepared by ARC Traffic & Transport in April 2022).</p> <p>Requests development controls to manage the sharing of road construction work when located on property boundaries.</p>	<p>No change recommended</p> <p>The development controls require the delivery of entire road widths to ensure complete design and robust construction.</p> <p>Applicants can propose adjustments to the location of roads and construction of half roads as part of the development application process. This will require liaison between property owners. Any alternative outcome proposed will be assessed on its merits.</p>	Nil	
		<p>Development Control Plan – Generally</p> <p>Size of Document</p> <p>The draft MVRN DCP with 73 pages of controls is a very detailed document. A document similar to the Moss Vale Road South URA DCP (48) is a more relevant and useable outcome.</p>	<p>No change recommended</p> <p>Whilst the Moss Vale Road South (MVRS) URA DCP is a shorter document, it is important to note that the Moss Vale Road North URA is a different and much larger urban release area with different constraints and characteristics. For example, the MVRS URA does not include a town centre, where the MVRN URA does. This in itself accounts</p>	Nil	

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			<p>for 11 pages of provisions.</p> <p>The draft MVRN DCP also provides specific guidance on medium density residential development controls, bushfire considerations, and a range of specific environmental considerations, which the MVRN DCP chapter does not.</p> <p>It is noted that the draft DCP presented by the original Moss Vale Road North Land Owners Group was 125 pages.</p> <p>It is appropriate to have detailed guidance to help achieve a good design outcome in this location.</p>		
		<p>General - Infrastructure Planning and Delivery, including riparian area dedication</p> <p>Meaningful feedback on the draft DCP needs to be informed by the Infrastructure Planning and Delivery Plan to understand the sequence of infrastructure delivery, shared cost sharing arrangements (i.e., apportionment, boundary roads, etc) and initial infrastructure/land acquisition that will be led by Council.</p> <p>Acknowledging the large riparian area within the URA which is not necessarily evenly distributed across all landowners, a fair and equitable dedication process should be facilitated by Council and ideally via a mechanism such as a Contributions Plan that identifies the riparian area facilitates an urban drainage outcome. Such a plan would recognise that riparian land has a monetary value and needs to be embellished to an acceptable standard.</p> <p>Whilst another option may be to dedicate the riparian area to Council via a Voluntary Planning Agreement (VPA), such an approach is not necessarily fair and equitable to all landowners if Council does not actively lead and co-ordinate this process.</p> <p>We request that Council fully considers the most fair and</p>	<p>No change recommended</p> <p>The most appropriate infrastructure planning/delivery outcome for the URA is currently being progressed by staff and will be reported to Council shortly, once the draft infrastructure contributions framework package has been completed.</p> <p>It is important to note that Council is constrained by a \$30,000 cap on infrastructure contributions per dwelling in this URA. This means that some of the required infrastructure will need to be provided through other mechanisms (i.e., agreements with developers or borne by the developer directly).</p> <p>The current s7.11 contributions framework does not enable the consideration of riparian land unless it has a dual purpose. Opportunities in this regard are being considered by staff.</p> <p>It is noted that due to the extensive nature of the riparian network, some landowners/stages will need to give greater consideration to this issue.</p>	Nil	

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		equitable planning mechanism to facilitate dedication of riparian areas to Council which recognises the associated value of the riparian area to the wider URA.			
		General - Affordable Housing The landowners represented in the submission acknowledge the value of providing affordable housing outcomes to the future URA community, and in doing so, these landowners are prepared to investigate preparation of an affordable housing strategy at the Development Application stage.	Noted This approach is supported, and staff are available to discuss opportunities to realise this important and desired outcome with the relevant landowners. It is noted that on 6 August 2019, Council's Development & Environment Committee resolved (MIN19.533(4)) to "Investigate the preparation of an affordable housing contribution scheme under the SEPP 70 Affordable Housing (Revised Schemes) for the Urban Release Area and opportunities more generally to ensure affordable housing outcomes in the area". While an outcome under the SEPP was not possible as the area is currently zoned, there is a desire to see affordable housing outcomes implemented as part of future development.	Nil	
		General - Sewer Pumping Station / Electrical Substation on Lot 2 DP1134376 The new lot now created for the Sewer Pumping Station / Electrical Substation on Lot 2 DP1134376 is located immediately adjacent to the current lot boundary and no provision for a road setback appears to have been considered.	No change recommended The wastewater infrastructure is currently under construction. Works include temporary access arrangements to Bells Lane as Abernethys Lane is not a formed road in this location. The delivery of Abernethys Lane will need to consider and provide suitable access arrangements to this infrastructure.	Nil	
		General - Bushfire Assessment Requests clarification on the selection of the vegetation type 'wet sclerophyll forest', noting it has implications on the level of bushfire risk and the amount of land available for residential development.	No change recommended Wet Sclerophyll Forest is the vegetation type most likely to establish along the riparian corridors if they were left to naturally revegetate. That means it is the most representative vegetation type of the area. The riparian	Nil	

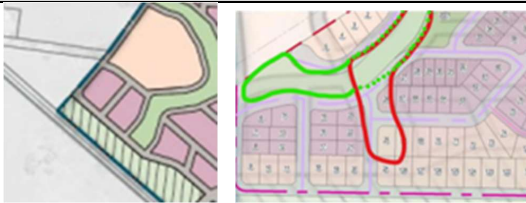
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		Requests plant species protection for revegetation work consider bushfire risk implications.	restoration activity will facilitate and manage this outcome.	
4	Newquest Property as developers with an interest in Lot 4 DP 268209 - 220 Moss Vale Road, Cambewarra	<p>Planning Proposal</p> <p>Town Centre Location and Zoning</p> <p>Requests the relocation of the proposed B1 Neighbourhood Centre land use zone to the corner of Bells Lane and Abernethy Lane to encourage a “street-focused urban centre” creating opportunities for shop-top housing and increased densities around the commercial centre. It also requests a reduction in the size of the commercial zone from 1.7 to 1.2 hectares.</p>	<p>No change recommended</p> <p>The request for changes to accommodate an alternative development outcome have been received late in the process for preparing the planning and development controls for the URA, after considerable work has been undertaken on the centre location.</p> <p>While some of the requested changes could have some merit and are worthy of further consideration, no substantial changes are recommended at this time because of the likely delay this would cause in finalising a set of planning documents for the release area, which are required to facilitate its release and delivery. It is also likely that the scale of the requested changes would trigger a re-exhibition of the documents, adding further time to the finalisation of the planning documents.</p> <p>The interested parties have the option to to resubmit the request for changes once the planning and development documents have been settled. This provides an appropriate opportunity to fully consider the changes, the supporting information and associated changes. It also allows the work to be undertaken as a discrete, resourced process.</p>	Nil
		<p>Planning Proposal</p> <p>Riparian Lands & C3 Environmental Management Zone</p> <p>Requests the C3 Environmental Management zone on the western portion of 220 Moss Vale Road be rezoned to R1 General Residential, to remove the fragmentation of the residential land and allow for a more efficient, permeable and connected subdivision layout.</p>	<p>Changes already required in response to recommendations of a technical study and consultation with a NSW Government Agency</p> <p>The public exhibition of the Planning Proposal recommending changes to the current planning controls was accompanied by a contemporary technical study providing recommendations on the management of watercourses and riparian lands (<i>Moss Vale Road North Urban Release Area Riparian Assessment</i> prepared by EcoLogical in April 2022).</p>	<p>Planning Proposal:</p> <p>The proposed planning controls, specifically the C2 Environmental Conservation zone applied to watercourses and riparian lands, will be adjusted to implement</p>

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			<p>These recommendations included off-set areas to manage potential impacts and adjustments to the width of zones applied to riparian lands.</p> <p>This study was completed shortly after the exhibited Planning Proposal was prepared. It was however exhibited alongside the proposal to indicate potential adjustments to land use zones. The Planning Proposal foreshadowed that further changes would occur post exhibition.</p> <p>Adjustments to the zoning of watercourses and corridors will be informed by further consultation with the NSW Department of Planning and Environment's Water Licencing and Approvals Team (formerly known as the Natural Resources Access Regulator) and the technical study and will be made when finalising the Planning Proposal.</p> <p>This request aligns with the recommendation of the technical study.</p>	<p>the recommendations of the technical study and the outcomes of consultation with NSW Department of Planning and Environment's Water Licencing & Approvals Team.</p> <p>Development Control Plan:</p> <p>The Indicative Layout Plan and associated maps will need to be adjusted to reflect changes to land use zones, as appropriate.</p>
		<p>Planning Proposal</p> <p>Vegetation Buffer & C3 Environmental Management</p> <p>Requests a reduction in the width of the vegetated buffer zone (zoned C3 Environmental Management) from 45m to 20m along Moss Vale Road, rezoning the residual land to R1 General Residential. Also asks for supporting planning controls of:</p> <ul style="list-style-type: none"> • 700m² Minimum Lot Size (MLS), and • 8.5m Height of Building (HOB). 	<p>No change recommended</p> <p>Transport for NSW has asked the currently planned buffer to be maintained to facilitate future widening opportunities for Moss Vale Road.</p> <p>It is noted that the width of this zone has already been reduced through the planning process to now. Any further adjustment would need to be closely considered to help ensure that an adverse impact does not result.</p>	Nil
		<p>Planning Proposal</p> <p>Biodiversity – Significant Vegetation</p> <p>Requests the proposed changes to the 'Biodiversity –</p>	<p>No change recommended</p> <p>The request for changes to accommodate an alternative development outcome have been received late in the</p>	Nil


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		significant vegetation' mapping for the site be deferred pending the outcome of a site-specific biodiversity assessment that is currently being prepared.	process. While some of the requested changes could have some merit and are worthy of further consideration, no substantial changes are recommended at this time because of the likely delay in finalising a set of planning documents for the release area, which is required to facilitate its release and delivery. The interested parties have the option to resubmit the request for changes once the planning and development documents have been settled. This provides an appropriate opportunity to fully consider the changes, the supporting information and associated changes. It also allows the work to be undertaken as a discrete, resourced process.	
		<p>Planning Proposal and Development Control Plan – Section 7.1</p> <p>Clause 4.1H and Small Lot Residential</p> <p>Small lots should be permissible where land fronts open space separated by road in standard lot residential. This will increase housing diversity and increase smaller more affordable housing options.</p> <p>The ARC Traffic and Transport proposes a new subdivision layout for the future residential lots at 220 Moss Vale Road and increased number of small residential lots in the 'alternate development concept' which removes cul-de-sacs and maximises the number of lots in high amenity areas.</p> <p>The 'alternate development scheme' proposes a greater mix of housing types and facilitates the delivery of smaller housing products.</p>	<p>Change recommended</p> <p>A range of criteria and values were used to determine the location of the small lot residential areas in the exhibition package. There is merit in expanding the area of small lot opportunity within the URA.</p> <p>The following image shows the proposed additional 4.1H (small lot areas) areas across the URA. These areas represent a logical extension of the exhibited locations that are still within a walkable and high amenity catchment of the town centre.</p> <p>Some of this additional small lot residential allocation is located over Lot 4 DP 268209.</p> <p>Should the town centre location be reconsidered in the future, the location of small residential lots would also be reconsidered.</p>	<p>Planning Proposal: Amend the Lot Size Map to expand the small lot area.</p> <p>Development Control Plan: Amend the Indicative Layout Plan to expand the small lot area.</p>


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			 <p>Legend</p> <ul style="list-style-type: none"> URA Boundary Large Lot Residential Standard Lot Residential Small Lot Residential Village Centre Core Village Centre Activation Precinct Business Park Natural Open Space 	
		<p>Development Control Plan – Predominantly Sections 7.1 and 10</p> <p>Town Centre Layout and Design</p> <p>Refer to commentary above regarding proposed relocation of the town centre.</p> <p>The 'Commercial Centre Study' prepared by Urbacity determined that the current design of the centre would significantly reduce the viability and function of the centre.</p> <p>Suggest an alternative centre concept (see figure below)</p>	<p>No change recommended</p> <p>As noted above, at this stage in the process, it is recommended that the centre location remain as exhibited so as not to unduly delay the planning outcome for the broader URA. Opportunities to explore centre relocation and associated DCP amendments can be considered as part of a separate later process.</p>	Nil


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		<p>which includes 2,000-2,220m² of retail floor space (GLA), including a supermarket, room for a medical centre and community/neighbourhood facility, higher density housing, onsite car parking and a small north facing plaza.</p> <p>The divided pedestrian environment via a mid-block pedestrian lane significantly reduces the site area and design flexibility and is likely to result in an area with poor passive surveillance and pedestrian safety. The proposed pedestrian lane and preserved linear stand of trees is a major impediment to the success of the centre and its ability to activate public space, and it is therefore recommended that the proposed laneway be removed from the draft DCP.</p> 		
		<p>Development Control Plan – Section 7.1</p> <p>Subdivision Layout</p> <p>An alternate subdivision layout has been provided for the</p>	<p>No change recommended</p> <p>At this stage in the process, it is recommended that the Indicative Layout Plan remain generally as exhibited so as not to unduly delay the planning outcome for the broader</p>	Nil


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		<p>subject land (see figure below).</p> <p>The proposal provides for a significantly improved urban outcome, with a more connected, permeable, and legible street and public open space network. The proposed layout maximises the number of lots in high amenity areas (close to the commercial centre and fronting open space) and specifically removes a number of unnecessary cul-de-sacs.</p> <p>The proposed development scheme also supports an increase in housing supply, facilitates a greater diversity of housing types and price points, and will put downward pressure on house prices.</p> 	<p>URA. A change of this nature would require a review of a range of studies and re-exhibition of the DCP Package, which is not a desirable outcome at this stage.</p> <p>Opportunities to explore centre relocation and associated DCP amendments can be considered as part of a separate later process.</p>	
		<p>Development Control Plan – Section 7.1</p> <p>Water Quality and Flooding</p> <p>The submission requests the removal of the dam located in the centre of the watercourse on 220 Moss Vale Road. The dam wall is an ongoing asset liability for Council and future residents and the proposal will provide for better water quality management for the life of the project and beyond.</p>	<p>Change recommended.</p> <p>The deletion of the dam (also referred to as 'lake' within the DCP) from the indicative layout Plan and associated DCP images is generally supported. Changes to terminology throughout the chapter will need to be made to reflect this deletion.</p>	<p>Development Control Plan: Remove the dam/'lake' from the Indicative Layout Plan and all associated images in the DCP.</p> <p>Update references to the 'lake' area in the</p>

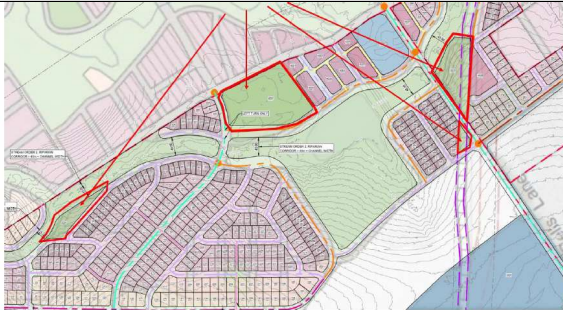
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				DCP to a more generic reference.
		<p>Development Control Plan – Sections 7.1 and 7.8</p> <p>Open Space Areas</p> <p>The submission seeks to relocate and consolidate two open space areas along the riparian corridor. It is suggested that this proposal provides substantially more continuity with the natural and open spaces in the precinct, reduces safety risks, increases functionality and maintenance efficiencies and de-fragments the placemaking.</p>  <p>Exhibited open space locations</p>	<p>No change recommended</p> <p>The exhibited open space network implements the recommendations of the <i>Community Infrastructure Study and Open Space Masterplan</i> (commissioned by Council and prepared by Elton Consulting in 2020). This document recommended the provision of some form of open space in the three locations identified in top image in the column to the left. These included recommendations for an active, urban park of about 2-hectares within the planned village centre, and two smaller passive parks at least 0.3-hectares in size.</p> <p>Further adjustments were made to the location of the two smaller parks in response to the initial submission made by the Department of Planning and Environment's Biodiversity and Conservation Division. This sought extra protection for the existing vegetation in these locations. Relocating the parks to include the vegetation facilitates the retention and management of the vegetation when the land is transferred into Council's ownership. The Department of Planning and Environment's Biodiversity and Conservation Division supports these adjustments (submission 5).</p> <p>The requested relocation of the two parks would likely lead to the loss of the vegetation as land is prepared for subdivision and development. The requested locations are adjacent to planned riparian corridors, potentially replicating the function of these corridors.</p> <p>The release area has sufficient linear open space along riparian corridors and infrastructure easements. Retaining the parks as exhibited helps provide a diversity of open space, supporting a variety of recreational activities not</p>	<p>Nil</p>

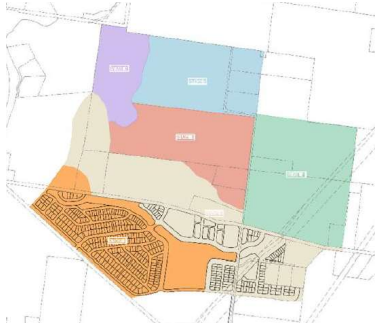
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		 <p>Open space locations proposed in the submission</p>	<p>facilitated in linear spaces. In addition, the relocation of one of the parks within the high-pressure gas pipeline easement restricts the embellishment and landscaping of this space.</p>	
		<p>Development Control Plan – Section 7.1, 7.10 and 7.11 Vegetated Buffer and Bushfire</p> <p>Ecological prepared a bushfire opportunities and constraints assessment that supports the recommendation that the proposed landscape buffer should be reduced to 20m along the entire frontage of Moss Vale Road, as the buffer has the potential to create a new / increased bushfire threat to the south-western boundary of the URA.</p> <p>Newquest have engaged a consultant to prepare visualisations of the proposed landscape buffer to demonstrate the effects of the reduction as per the development concept.</p>	<p>No change recommended</p> <p>Transport for NSW has asked that the currently planned buffer to be maintained to facilitate future widening opportunities for Moss Vale Road.</p> <p>It is noted that the width of this zone has already been reduced through the planning process to now. Any further adjustment would need to be closely considered to help ensure that an adverse impact does not result.</p>	Nil
		<p>Development Control Plan – Section 7.2 Staging</p> <p>The main submission supports the proposed staging plan and does not propose to amend the staging of the development.</p> <p>However, Attachment 11 to the submission proposes to</p>	<p>No change recommended</p> <p>The exhibited staging attempts to guide logical development order based on the roll-out of infrastructure, both internal and external to the site. The western collector road will progress first as easily achievable greenfield infrastructure, however the timing of the Bells Lane upgrade is not as</p>	Nil


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		<p>remove stage 4/3 and divide the area between stage 2 and stage 5 (which becomes proposed stage 4), Refer to figure below.</p> <p>The proposal would enable Abernethys Lane, Bells Lane and the small lot product either side of Bells Lane to be constructed in stage 2 and allow improved access to the village centre.</p> 	<p>certain as it is tied to the State Infrastructure Contributions framework and Transport for NSW planning for a future road upgrade at this intersection.</p> <p>Accelerating the staging of this area may set an unrealistic expectation of early infrastructure delivery and create a range of risks/issues.</p>	
		<p>Development Control Plan – Section 7.4</p> <p>Street Network</p> <p>Recommends a number of changes to the street network and road profiles contained within the draft DCP (see figure and table below).</p> <p>Queries why the exhibited road widths are inconsistent with the MVRN South URA.</p> <p>Questions carrying capacity and dimensions of exhibited higher order streets.</p> <p>Recommends a substantial reduction in the number of roundabouts, replacing them with priority intersections. Notably requests removal of the first roundabout within the</p>	<p>No change recommended</p> <p>The original Moss Vale Road North Land Owner Group proposed 12 road types of varying widths. No traffic assessment was provided to support this proposal.</p> <p>Council commissioned an <i>Internal Traffic Analysis Report</i> (prepared by Bitzios Consulting in July 2020). This work considered a range of relevant guidelines, standards and forecast traffic volumes to refine the original proposal, including Transport for NSW and Austroads guidelines.</p> <p>This work refined the road hierarchy to five types, simplifying development controls and construction requirements. Other adjustments were made to the road network to extend the</p>	Nil

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		<p>URA along 'Central Boulevard'.</p>  <p>Street layout proposed in the submission</p>	<p>network of collector roads and provide indicative roundabout and access locations. Amendments were made to road reserve widths to assist with providing shared pathways and asset protection zones on public land (to reduce impact on development area).</p> <p>The submitted Transport Assessment was prepared to support an alternative development outcome for the release area (proposed by new owners/developers, i.e., not the original landowner's group). The assessment:</p> <ul style="list-style-type: none"> • Claims the proposed roads are oversized and not required for modelled traffic volumes, recommending widths be reduced. • Recommends 8 road types. <p>The assessment did not consider the role of the roads in accommodating future growth in areas adjacent to the Moss Vale North Release Area.</p> <p>The volume of analysis undertaken by Council's consultant provides confidence in retaining the currently proposed controls. Once the controls are settled, new developers/owners can request adjustment to the controls, through a separate process, for Council's consideration. This allows for a full consideration of alternative proposals, including the ability to accommodate future growth.</p>	

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		<table><thead><tr><th rowspan="2">Recommended Road Profiles</th><th rowspan="2">Verge (m)</th><th colspan="3">Carriageway (m)</th><th rowspan="2">Verge (m)</th><th rowspan="2">Road Reserve (m)</th></tr><tr><th>Lane</th><th>Median</th><th>Lane</th></tr></thead><tbody><tr><td>Collector (Entry)</td><td>4.5</td><td>5.5</td><td>2.0</td><td>5.5</td><td>4.4</td><td>21.9</td></tr><tr><td>Collector</td><td>4.5</td><td>5.5</td><td></td><td>5.5</td><td>4.4</td><td>19.9</td></tr><tr><td>Riparian Collector</td><td>5.0</td><td>5.5</td><td></td><td>5.5</td><td>1.5¹</td><td>17.5¹</td></tr><tr><td>Retail</td><td>4.5</td><td>5.0</td><td></td><td>5.0</td><td>4.5</td><td>19.0</td></tr><tr><td>Local</td><td>4.5</td><td>3.5</td><td></td><td>3.5</td><td>4.5</td><td>16.0</td></tr><tr><td>Riparian</td><td>4.5</td><td>5.0</td><td></td><td>5.0</td><td>1.5¹</td><td>16.0¹</td></tr><tr><td>Laneway</td><td>2.5</td><td>3.0</td><td></td><td>3.0</td><td>2.5</td><td>11.0</td></tr><tr><td>Rear Laneway</td><td>0.5</td><td>2.5</td><td></td><td>2.5</td><td>0.5</td><td>6.0</td></tr></tbody></table> <p><i>Note 1: In Riparian Collector Roads and Riparian Streets, the width of the verge adjacent to the riparian corridor, and in turn the total road reserve, will be dependent on the creation of an appropriate APZ width.</i></p> <p>Road profiles proposed in the submission</p>	Recommended Road Profiles	Verge (m)	Carriageway (m)			Verge (m)	Road Reserve (m)	Lane	Median	Lane	Collector (Entry)	4.5	5.5	2.0	5.5	4.4	21.9	Collector	4.5	5.5		5.5	4.4	19.9	Riparian Collector	5.0	5.5		5.5	1.5 ¹	17.5 ¹	Retail	4.5	5.0		5.0	4.5	19.0	Local	4.5	3.5		3.5	4.5	16.0	Riparian	4.5	5.0		5.0	1.5 ¹	16.0 ¹	Laneway	2.5	3.0		3.0	2.5	11.0	Rear Laneway	0.5	2.5		2.5	0.5	6.0		
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		<p>Development Control Plan – Section 7.7</p> <p>Shared Use Pathways and Verge Widths</p> <p>The verge width of Riparian Streets should be reduced from the variable 2.5-17.5m width to 1.5m, along the riparian side. The path should be located in the open space area, rather than the road reserve. This will allow the pathways to follow existing grades and weave through open spaces.</p>	<p>No change recommended</p> <p>The currently recommended verge widths of riparian streets accommodate the required Asset Protection Zones.</p> <p>The design of the reserve, with the shared path located adjacent to the road, allows for efficient construction and maintenance activities.</p>	Nil																																																																		
		<p>Development Control Plan – Section 7.7</p> <p>Shared Use Pathways and Verge Widths</p> <p>A shared use path should be provided in the vegetated buffer along the perimeter road, with one pedestrian link to Moss Vale Road at the entry, rather than the three links indicated in the DCP. There is no path proposed along</p>	<p>No change recommended</p> <p>Future upgrade works to Moss Vale Road by Transport for NSW includes a shared pathway solution along the northern side of this road.</p> <p>As such, the three pathway connections will eventually link to Moss Vale Road and should be retained.</p>	Nil																																																																		

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		Moss Vale Road so the multiple links indicated in the DCP would not connect to the footpath network. Pedestrian safety is improved as movements are consolidated to the roundabout where vehicle speeds are reduced.	The shared pathways in this location should be included in the road reserve to retain the buffer for its intended purpose.	
		Development Control Plan – Generally Water Quality and Flooding Rienco Consulting has undertaken a peer review of Rhelm's Flood Study and Riparian Assessment and SEEC's Integrated Water Cycle Assessment. Rienco Consulting have proposed an alternate solution for water quality and flooding outcomes which includes a stormwater treatment train.	No change recommended The request for changes to accommodate an alternative development outcome have been received late in the process. While some of the requested changes could have some merit and are worthy of further consideration, no substantial changes are recommended at this time because of the likely delay in finalising a set of planning documents for the release area, which is required to facilitate its release and delivery. The interested parties have the option to resubmit the request for changes once the planning and development documents have been settled. This provides an appropriate opportunity to fully consider the changes, the supporting information and associated changes. It also allows the work to be undertaken as a discrete, resourced process.	Nil
5	Department of Planning and Environment – Biodiversity & Conservation	Planning Proposal Flood Risk Requests a range of work and justification to demonstrate consistency with <i>Local Planning Direction 4.1 Flooding</i> and NSW Government guidance. The requested work includes updated flood modelling to understand flood risk and flood water levels from a range of flooding events.	Work ongoing Contemporary flood modelling is underway and will provide the requested information and allow for consideration of the requirements of the Local Planning Direction and Guidance. Adjustments to the planning and development controls will be informed by the results of the flood modelling and consultation with the agency.	To be determined following completion of contemporary flood modelling.
		Planning Proposal Biodiversity This submission:	Changes already required in response to recommendations of a technical study and consultation with a NSW Government Agency.	Planning Proposal: The proposed planning controls, specifically



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		<ul style="list-style-type: none"> Confirms the Agency's pre-exhibition requests for two areas of moderate-high condition vegetation to be protected through the expanded application of the C2 Environmental Conservation zone, and Recognises the currently planned approach to facilitate the protection of these areas with a large lot residential development outcome (i.e. more space to retain existing trees). <p>The submission supports the proposed approach for one of the areas but not the other because of its contribution to the biodiversity resource associated with a riparian corridor. It also identifies inconsistencies between the proposed zoning and the proposed offset areas for impacts on riparian corridors.</p>	<p>The public exhibition of the Planning Proposal recommending changes to the current planning controls was accompanied by a contemporary technical study providing recommendations on the management of watercourses and riparian lands (<i>Moss Vale Road North Urban Release Area Riparian Assessment</i> prepared by EcoLogical in April 2022). This included off-set areas to manage potential impacts and adjustments to the width of zones applied to riparian lands.</p> <p>This study was completed shortly after the Planning Proposal was prepared. It was exhibited alongside the proposal to indicate potential adjustments to land use zones. The Planning Proposal forewarned further changes would occur post exhibition.</p> <p>Adjustments to the zoning of watercourses and corridors will be informed by further consultation with the NSW Department of Planning and Environment's Water Licencing and Approvals Team (formerly known as the Natural Resources Access Regulator) and the technical study and will be made when finalising the Planning Proposal.</p>	<p>the C2 Environmental Conservation zone applied to watercourses and riparian lands will be adjusted to implement the recommendations of the technical study and the outcomes of consultation with NSW Department of Planning and Environment's Water Team.</p> <p>Development Control Plan:</p> <p>The Indicative Layout Plan and associated maps will need to be adjusted to reflect changes to land use zones, as appropriate.</p>
		<p>Planning Proposal</p> <p>Zoning Applied to Parks</p> <p>Requests consistency between the proposed land use zones applied to public open space (2 areas, see light purple/pink lines below) and the Indicative Layout Plan, noting the indicative parks are currently zoned for residential purposes.</p>	<p>No change recommended</p> <p>The areas identified in the submission are included in the areas proposed to be zoned C2 Environmental Conservation, not residentially zoned land as noted in the submission. To assist with an understanding of how the ILP lines up with these areas, the following image has been prepared which shows these areas wholly within the C2 zoned land.</p>	<p>Nil</p>

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		 <p>The two natural areas referred to in the submission</p>	 <p>Aerial ILP overlay showing the two natural areas referred to in the submission already retained in the C2 zoned area</p>		
		<p>Development Control Plan – Section 7.10</p> <p>Riparian Restoration Planning</p> <p>Supports the inclusion of Supporting Document 3 [Riparian Restoration Planning, EcoLogical, 2021] within the DCP and the objectives to provide guidance for future Vegetation Management Plans that will accompany Development Applications.</p>	Support noted	Nil	
6	Department of Planning and	Planning Proposal	<p>No change recommended</p> <p>The Planning Proposal is recommending the adjustment of</p>	Nil	

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	<i>Environment - Heritage</i>	<p>Aboriginal Cultural Heritage</p> <p>This NSW Government Agency repeated its pre-exhibition request for an Aboriginal Cultural Heritage Assessment to be prepared as soon as possible in the planning process. It also provided some alternative recommendations should the planning and development controls be settled prior to such an assessment occurring. These included:</p> <ul style="list-style-type: none"> • Comparing the identified areas of archaeological potential with the Indicative Layout Plan. • Consulting with Aboriginal communities, noting the proximity to Cullunghutti and potential impacts on visual corridors. • Provisions to appropriately manage Aboriginal cultural heritage values, including future protection or conservation of values in the absence of the recommended assessment. 	<p>existing planning controls set in 2014 which confirmed earlier planning decisions for this regional release area.</p> <p>The Planning Proposal and supporting development controls require an Aboriginal Cultural Heritage Assessment to be undertaken in the next stage of delivering the release area, namely, through the development assessment process for the resulting subdivisions. This is based on the recommendations of the <i>Aboriginal Archaeological Study for Moss Vale Road North Urban Release Area</i> prepared by NSW Archaeology Pty Ltd in May 2018.</p> <p>This report concluded:</p> <ul style="list-style-type: none"> • One previously recorded Aboriginal object site is present (within the easement of the high-voltage electricity transmission lines). • The project area is of relatively low heritage sensitivity. • A full assessment should be undertaken when the designs for each subdivision are finalised, and not ahead of the earlier planning work for the release area. <p>The development controls require any assessment to be undertaken in accordance with Heritage NSW's requirements, which include guidance on consultation with Aboriginal communities. Council publicly exhibited the Planning Proposal and draft Development Control Plan. No submissions were made by representatives or members of Aboriginal communities.</p> <p>The draft development controls also require any cultural heritage identified through the Assessment to be incorporated and interpreted within areas of public open space.</p> <p>The NSW Department of Planning and Environment has confirmed that the proposed approach of not undertaking an</p>	

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			Aboriginal Cultural Heritage Assessment at the rezoning stage is acceptable and supported. This support is welcomed, as undertaking an Aboriginal Cultural Heritage Assessment at this stage would likely delay the release of the planning controls for the URA by at least 18 months and be expansive to undertake.	
7	Individual	General - Future Development Outcome – Loss of Rural Land & Infrastructure This submission raises concerns with: <ul style="list-style-type: none"> The loss of primary production land that could potentially provide for the local community, and The lack of infrastructure in place to support the new community. 	No change recommended The decision to plan and deliver a new residential release area was made over 14 years ago. The release area was identified in 2008, in the endorsed Nowra-Bomaderry Structure Plan, before it was later confirmed with urban land use zones in the Shoalhaven LEP 2014. The development contributions framework, currently in development, provides the mechanism to fund and deliver the infrastructure required to service the emerging community. The exhibited planning and development controls support this work by identifying the location of certain infrastructure, such as open space, drainage infrastructure and new roads.	Nil
8	Transport for NSW	General - Future Development Outcome – Transport Planning This submission identifies there is insufficient evidence to adequately assess or support the planning proposal and development controls. The submission raises several matters concerning the adequacy of the traffic modelling, proposed intersection treatments, consideration of other modes of transport, potential noise impacts, and the interaction with Transport for NSW's own road upgrade projects including the reservation and acquisition of land.	To be resolved The NSW Department of Planning and Environment is facilitating a meeting with representatives of Transport for NSW and Council to discuss this further. The aim of the meeting is to understand: <ul style="list-style-type: none"> What elements of the submission need to be addressed now. What elements of the submission can be addressed later in the development process. The scope of any additional assessment that may be required by Transport for NSW. 	To be determined following discussions with the NSW Department of Planning and Environment and Transport for NSW.

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		Development Control Plan – Section 7.2 Staging and Infrastructure Contributions <p>It is unclear how the DCP Chapter ensures the development is undertaken in stages, TfNSW is concerned that due to the fragmented ownership of the land the development will not progress as per the identified stages in the draft DCP chapter</p> <p>Further details are requested on how future development will be required to comply with the staging as detailed in the draft DCP chapter and if it does not, how required infrastructure provision (e.g. road links to/from the Princes Highway, intersection upgrades) will be adjusted in terms of their timing for provision to ensure its delivery has not been delayed and/or compromised. It is important to note that contributions obtained under the Shoalhaven Contributions Plan 2019 may not be fully available should the required infrastructure need to be brought forward.</p>	No Change Recommended <p>The DCP sets a staging strategy based on sound parameters (as outlined in response to other submissions above), however there are opportunities for the staging to be refined in the future if enabling infrastructure is delivered ahead of planned or anticipated timeframes.</p> <p>The staging approach is generally accepted and applied across numerous NSW URAs.</p>	Nil
		Development Control Plan – Section 7.4 Shared User Paths <p>Requests the width of the shared path along Collector Roads should be increased from 1.5-2.5m to 4m to allow safe overtaking and interactions between pedestrians and other forms of transport. The submission references Transport for NSW publications to assist in the design of the shared user path network.</p>	No change recommended <p>The preparation of development controls for the release area has been underway for several years.</p> <p>The proposed pathways consider AUSTROADS guidelines and have been designed to service a residential area (i.e., low volume residential environment), not a significant transport corridor which is considered appropriate in the context of the URA in a regional area.</p>	Nil
		Development Control Plan – Section 7.4 and Throughout Infrastructure Contributions and Pestells Lane Upgrade and Connection <p>The draft DCP chapter details that road network upgrades, including the external connection to Pestells Lane to enable</p>	No change recommended <p>The best planning and infrastructure delivery outcome for the URA is currently being resolved by staff and will be reported to Council shortly, once the draft infrastructure contributions framework package has been completed. This package will include the timing and detail of the upgrades to</p>	Nil

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		<p>access to and from the Princes Highway, will be delivered via contributions obtained under the Shoalhaven Contributions Plan 2019. The draft DCP chapter is however silent on when the external connection to Pestells Lane will be delivered (i.e. as part of what stage). In addition, some of the figures in the draft DCP chapter show the Pestells Lane connection (e.g. Figure 34) while the majority of figures in the draft DCP chapter do not show the Pestells Lane connection to the Princes Highway.</p> <p>TfNSW is if the view that:</p> <ul style="list-style-type: none"> The Pestells lane connection to the Princes Highway should be provided as a priority (i.e. no later than Stage 2). This connection is important as it will enable direct access for residents to and from the Princes Highway if going to or coming from the north and in doing so, reduce traffic demand and associated pressure at the intersection of the Princes Highway and Moss Vale Road; The Draft DCP chapter should identify when the Pestells Lane connection to/from the Princes Highway is to be provided and how it will be provided as a priority as well as providing clarification on how the Pestells Lane connection will be delivered noting the comments in Point 1 above; and All figures within the draft DCP chapter should show the Pestells Lane connection to the Princes Highway. 	<p>Pestells Lane. There are opportunities for the staging to be refined in the future if the delivery timeframes of the enabling infrastructure warrants this.</p> <p>The connection to Pestells Lane is shown in the figures in the DCP where it considered relevant to the context, for example the Street Hierarchy and Network Plan, Indicative Interim and Ultimate Public Transport Route and the Required Satisfactory Arrangements for Infrastructure figures. It is not considered relevant to include this detail in the other images and it would be a good outcome to avoid map confusion (i.e., too much information).</p>	
		<p>Development Control Plan – Section 7.4 Planning for Bus Capable Infrastructure</p> <p>TfNSW notes that while the draft DCP chapter contains details on public transport, it contains no reference to the Guidelines for Bus Capable Infrastructure in Greenfield</p>	<p>Change recommended</p> <p>Whilst the Bitzios Internal Traffic Analysis Report considered the Guidelines for Bus Capable Infrastructure in Greenfield Sites in its modelling and recommendations, there would be merit in including reference to this guideline in the DCP. This will provide guidance to applicants as they prepare</p>	<p>Development Control Plan:</p> <p>The note box associated with mandatory control 4 in Section 4.2 be</p>

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		<p>Sites. The draft DCP chapter should include a reference to the requirements in the Guidelines for Bus Capable Infrastructure in Greenfield Sites and a provision that all future subdivision DA's lodged how they comply with the above guidelines.</p>	subdivision applications for the URA.	<p>amended to include reference to compliance with Transport for NSW's Guidelines for Bus Capable Infrastructure in Greenfield Sites.</p> <p>The reference should also be added into Section 14.3 (Other legislation you may need to check).</p>
		<p>Development Control Plan – Section 14.2 Satisfactory Arrangements for Infrastructure</p> <p>One of the proposed bioretention basins is shown in Figure 23 to be located in the southeast corner of the URA adjacent to the intersection of Bells Lane, Moss Vale Road, and Far North Collector Road. The location of this drainage infrastructure needs to have regard for the future expansion of this intersection should it be required by either:</p> <ul style="list-style-type: none"> • Include a statement with Figure 34 to note that further discussions are to be had with TfNSW before construction of this basin to confirm its location and land required for any future upgrades. • Making sufficient land available at this intersection in line with the SIDRA modelling exercise undertaken for the Council by Bitzios as part of the Council's original proposal to signalize this intersection. 	<p>Change recommended</p> <p>There is merit in adjusting Figure 23 to shift this proposed drainage device slightly to the north to enable sufficient land to be available for the future upgrade of the Bells Lane/Moss Vale Road intersection.</p> <p>Whilst the SIDRA modelling can be used to inform the likely location and land required for the future intersection upgrade, it would be helpful if Transport for NSW could provide detail of their future plans for this intersection.</p>	<p>Development Control Plan:</p> <p>Amend Figure 23 to relocate the southern most drainage device (located on the B7 land) further to the north, to avoid the land set aside for the future intersection location in the SIDRA modelling.</p>
		<p>General - Noise</p> <p>Noting the increase in vehicular traffic along Moss Vale Road as a result of the development in the Moss Vale Road</p>	<p>Change recommended</p> <p>The Indicative Development Outcome separates future residential development from Moss Vale Road with a</p>	<p>Development Control Plan:</p> <p>Include provisions to</p>

Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

Public Exhibition: 18 May 2022 to 01 July 2022

No.	Submitter	Summary of Submission	Comments	Summary of Recommended Change
		North and South URA's, Council should consider potential noise impacts on the future residential development and the need to identify appropriate measures to mitigate any impacts. The identification of measures during the PP stage is important to allow the Council to consider how the measures would be funded, if sufficient space is available, and enable the creation of appropriate planning mechanisms. TfNSW has been unable to locate any details on proposed noise mitigation measures for those dwellings located in proximity to Moss Vale Road.	vegetated buffer and a perimeter road (i.e., distance). Additional noise management measures will need to be considered at development application stage and a new control is proposed to secure this. When TfNSW implements its design and planning work to upgrade Moss Vale Road, it will need to analyse and, if necessary, provide additional noise mitigation measures.	ensure residential development is appropriately located and designed to ameliorate potential traffic noise from Moss Vale Road.
9	NSW Rural Fire Service	General - Bushfire Assessment The NSW Rural Fire Service has requested a revised bush fire report, seeking: <ol style="list-style-type: none"> 1. The deletion of short fire run modelling. 2. An assessment of the proposed asset protection zones against Table A1.12.1 in <i>Planning for Bush Fire Protection 2019</i>. 3. Access arrangements for new subdivisions – more than one access road for subdivisions of three or more lots. 	To be resolved Staff are corresponding with the RFS to confirm the need for and scope of the requested assessment considering the following: <ol style="list-style-type: none"> 1. The <i>Bushfire Opportunities and Constraints Advice</i> (prepared by Ecological in June 2021) informed the preparation of the planning and development controls. It is a supporting technical study and not a planning document. The study recommends asset protection zones for two scenarios based on future revegetated riparian corridors (not the current bushfire risk). One scenario is consistent with Planning for Bush Fire Protection's Acceptable Solutions requirements (Table A1.12.1) and the other is consistent with Planning for Bushfire Protection's Performance Solutions (short fire run model). The Planning Proposal confirms the Planning for Bush Fire Protection's Acceptable Solutions inform the planning and development controls. The draft development controls: <ul style="list-style-type: none"> • Require compliance with Table A1.12.1 of Planning for Bush Fire Protection 2019. 	To be determined following further discussions with the NSW Rural Fire Service.

Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

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			<ul style="list-style-type: none"> Provide indicative asset protection zones (based on the Acceptable Solution identified in the technical study). Confirm that greater asset protection zones are required for special fire protection developments. <p>As such, it is considered that the technical study does not need to be updated.</p> <p>2. The <i>Bushfire Opportunities and Constraints Advice</i> (prepared by Ecological in June 2021) outlines how asset protection zones were determined (i.e. using specific vegetation and slope data). The RFS has been provided the opportunity to clarify if the assessment still required.</p> <p>3. The draft development controls require proponents to submit a staging plan demonstrating more than one access road for each subdivision stage including three or more lots. The draft development controls also provide an Indicative Layout Plan confirming planned connections (3), but not the timing of those connections, between the release area and the existing road network.</p>	
10	NSW Department of Planning and Environment – Water Licencing and Approval Team	General Primary focus on Riparian Assessment (ELA) <ul style="list-style-type: none"> Further consideration of riparian corridors on site should be considered Recommends that riparian corridors should be established in accordance with respective stream orders, rather than application of averaging rule. All waterfront land be identified and riparian corridors established in accordance with DPE's Riparian Corridor Guidelines Notes riparian offsetting should not be used to reduce 	Changes already required in response to recommendations of a technical study and consultation with a NSW Government Agency. <p>Noting the resourcing constraints of the former version of this Agency (the Natural Resources and Access Regulator) and its ability to provide timely feedback on the proposed planning and development controls, Council commissioned a Riparian Assessment. This Assessment was exhibited alongside the Planning Proposal and draft development controls, noting further changes to these documents would be needed when the exhibition and consultation with the new agency is complete.</p>	Planning Proposal: <p>The proposed planning controls, specifically the C2 Environmental Conservation zone applied to watercourses and riparian lands will be adjusted to implement the recommendations of the technical study and the outcomes of consultation with NSW</p>

Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

Public Exhibition: 18 May 2022 to 01 July 2022

No.	Submitter	Summary of Submission	Comments	Summary of Recommended Change
		<p>corridors through site in exchange of a few large offset areas or areas that do not contribute to riparian values or function</p> <ul style="list-style-type: none"> Encroachments should be minimised, and where south be adequately justified and offset Setbacks to be measured in accordance with Guidelines for Controlled Activities Preference for naturally functioning streams, and discouragement of online detention basins. Stormwater and water quality treatment to be outside of riparian corridors. Implementation of Vegetation Management Plan (VMP) to preserve and enhance fully structured native riparian vegetation corridors. Suggestion that riparian corridors be zoned C3. <p>Specific Comments & Considerations</p> <ul style="list-style-type: none"> Proposed LZ changes do not provide improved riparian outcomes for the site, with DPE Water prefers existing SLEP 2014 riparian corridors. Use of the averaging rule has resulted in the narrowest width riparian corridors in vicinity of high-density zones, especially along Abernathys Creek which is considered not desirable and not supported – states preference for uniform width corridor as per appropriate stream order. States minimum buffer requirement has not been met due to measurements not being from the top bank of the watercourse with concern offsets are not appropriate. No objection to proposed removal of minor watercourses as identified. 	<p>The Riparian Assessment provided a peer review of the outcomes for the riparian corridors proposed by the Moss Vale North Owners Group. It also provided contemporary mapping of watercourses and other biodiversity resources and recommendations for riparian zone protection based on DPE's own Riparian Corridor Guidelines. These recommendations included:</p> <ul style="list-style-type: none"> The use of the averaging rule (for encroachments and offsets) to facilitate a practical riparian/urban zone boundary. Locations for waterway crossings and stormwater basins. Improved connectivity of terrestrial and aquatic habitats. The land that should be zoned as a riparian corridor (C2 Environment Conservation). <p>The submission returns to first principles and requests the application of uniform width zoning to be applied to riparian corridors, noting concerns with the use of the averaging rule and reduced corridor widths. The submission supports some recommendations of the Riparian Assessment. A meeting has been sought with the new agency to discuss the history of the release area, explain the role of the Riparian Assessment, clarify its submission, and discuss the present opportunities for further variations noting its delayed feedback.</p> <p>The proposed C2 Environmental Conservation zone applied to watercourses and riparian lands requires further adjustment to implement the recommendations of the Riparian Assessment and any alternative outcomes negotiated with this agency.</p>	<p>Department of Planning and Environment's Water Licensing and Approvals Team.</p> <p>Development Control Plan:</p> <p>The Indicative Layout Plan and associated maps will need to be adjusted to reflect changes to land use zones, as appropriate.</p>

Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

Public Exhibition: 18 May 2022 to 01 July 2022

No.	Submitter	Summary of Submission	Comments	Summary Recommended Change	of
		<ul style="list-style-type: none"> Notes all corridors/watercourses should establish and maintain flow paths/connectivity with those beyond the site. ILP of Riparian Assessment do not align, and illustrates inconsistencies – being development footprint extending into riparian areas. ILP is required to be amended. Realignment of rivers not supported, noting diversions and future development should not be assumed and is inappropriate. Retention of Area A as riparian corridor/flow path. Recommendation B justification of absence of trees is insufficient. Concur with other listed recommendations C to L, noting recommendations H to I should be reassessed for compliance with DPE's Controlled Activity Guidelines. Recommendation N should reiterate riparian corridors be revegetated with fully structured native riparian vegetation. Online basins discouraged, with DPE Water preference for restoration of southern watercourse to naturally functioning stream. Notes if existing dams required, they be modified to create riparian conditions to emulate natural streams as much as possible. Concur with DCP Landscape Principles to ensure robust planting regime for integration between riparian zones and open space. Note that flood modelling consider fully vegetated riparian corridors. Channel modifications are required to establish 			


Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

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		<p>conditions that emulate naturally functioning streams – notes inconsistency in Flood Study that creeks are to be retained but a trapezoidal channel design is advised for low flow channels throughout the site.</p> <ul style="list-style-type: none"> APZ bush fire requirements to be excluded from designated riparian corridors. 		
11	HDB on behalf of owners/ potential developers with an interest in Lot 7 DP 618693	<p>Planning Proposal and Development Control Plan – Section 6 and 7.1</p> <p>Clause 4.1H and Small Lot Residential</p> <p>It is requested that small lot housing be extended along Bells Lane.</p> <p>Currently, small lot residential is shown part way along Bells Lane, which will be one of the main collector roads through the development. Provision of small lot residential along Bells Lane, up to the first 90° bend, will allow residential development with limited vehicular movements from Bells Lane. Access could be provided from the rear via shared driveways. Additional small lot residential, in this location, will also assist with the provision of low cost housing.</p>	<p>Change recommended.</p> <p>A range of criteria and values were used to determine the location of the small lot residential areas in the exhibition package. There is merit in expanding the area of small lot opportunity within the URA.</p> <p>The following image shows the proposed additional 4.1H (small lot areas) areas across the URA. These areas represent a logical extension of the exhibited locations that are still within a walkable and high amenity catchment of the town centre.</p> <p>Some of this additional small lot residential allocation is located over Lot 7 DP 618693.</p> <p>Should the town centre location be reconsidered in the future, the location of small residential lots would also be reconsidered.</p>	<p>Planning Proposal: Amend the Lot Size Map to expand the small lot area.</p> <p>Development Control Plan: Amend the Indicative Layout Plan to expand the small lot area.</p>

Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

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No.	Submitter	Summary of Submission	Comments	Summary of Recommended Change
				
		<p>Development Control Plan – Section 7.2</p> <p>Staging</p> <p>It is requested that the current seven stages be reduced to two stages as follows, in order for each land owner to develop their respective landholdings:</p> <p>Stage 1:</p> <ul style="list-style-type: none"> Collector Roads into the development from Moss Vale 	<p>No Change Recommended</p> <p>The staging recommended in the draft Development Controls sets a logical order for the release and development of the various precincts within the release area. It is simply not possible to give every owner an early opportunity and see a logical development eventuate. The order of staging is based on several matters, including:</p> <ul style="list-style-type: none"> The planned or anticipated timeframe for the delivery of enabling infrastructure such as roads, sewer, or water. 	Nil

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		<p>Road up to and including the area currently shown as Stage 6. This includes upgrading Bells Lane (an existing public road).</p> <ul style="list-style-type: none"> Development within proximity of the collector roads. <p>Stage2: All other areas radiating out from the collector roads.</p>	<p>For example, the three main road connections to the release area will not be delivered at the same time. The Collector Road servicing stages 1 and 2 is likely to be delivered first. The required upgrades to Bells Lane to service Stages 3 and 4 will likely follow. The upgrade of Pestells Lane, linking the release area to the Princes Highway, will occur last and will service the remainder of the release area.</p> <ul style="list-style-type: none"> The identified catchments for stormwater run-off. This provides opportunities for coordinated and precinct wide drainage infrastructure. This results in a smaller number of temporary or permanent drainage devices, potentially reducing Council's future maintenance responsibilities. The distinct or discrete areas of the proposed development outcome and how they relate to features such as watercourses and significant roads. <p>There are opportunities for the staging to be refined in the future if enabling infrastructure is delivered ahead of planned or anticipated timeframes.</p>	
		<p>Development Control Plan – Section 7.4 Road Reserve Widths</p> <p>It is requested that the current traffic report and road requirements in the Draft DCP be replaced with those in the Transport Assessment (prepared by ARC Traffic & Transport in April 2022). This assessment:</p> <ul style="list-style-type: none"> Concludes the road hierarchy is not supportable or consistent with existing Council, NSW and National designed standards. Recommends changes, including to Road Profiles, Road Hierarchy, Road Layout, etc. 	<p>No change recommended.</p> <p>The original Moss Vale Road North Land Owner Group proposed 12 road types of varying widths. No traffic assessment was provided to support this proposal.</p> <p>Council commissioned an <i>Internal Traffic Analysis Report</i> (prepared by Bitzios Consulting in July 2020). This work considered a range of relevant guidelines, standards and forecast traffic volumes to refine the original proposal, including Transport for NSW and Austroads guidelines.</p> <p>This work refined the road hierarchy to five types, simplifying development controls and construction requirements. Other adjustments were made to the road network to extend the</p>	Nil

Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

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			<p>network of collector roads and provide indicative roundabout and access locations. Amendments were made to road reserve widths to assist with providing shared pathways and asset protection zones on public land (to reduce impact on development area).</p> <p>The submitted Transport Assessment was prepared to support an alternative development outcome for the release area (proposed by new owners/developers, i.e., not the original landowner's group). The assessment:</p> <ul style="list-style-type: none"> • Claims the proposed roads are oversized and not required for modelled traffic volumes, recommending widths be reduced. • Recommends 8 road types. <p>The assessment did not consider the role of the roads in accommodating future growth in areas adjacent to the Moss Vale North Release Area.</p> <p>The volume of analysis undertaken by Council's consultant provides confidence in retaining the currently proposed controls. Once the controls are settled, new developers/owners can request adjustment to the controls, through a separate process, for Council's consideration. This allows for a full consideration of alternative proposals, including the ability to accommodate future growth.</p>	
		<p>General - Future Rezoning of Lot 7 DP 618693</p> <p>The northern section of the site was excluded from the previous rezoning process. A separate future application will be submitted for the rezoning of this section of the site. Assuming successful future rezoning, the sewage system and stormwater system will drain into the Moss Vale Road North URA. The existing ridge through the site is close to the northern boundary. This forms a natural catchment</p>	<p>Noted, no change recommended</p> <p>Opportunities to explore an expansion of the URA to the north could possibly be considered as part of a separate process. It would be premature to consider stormwater and sewage implications at this stage.</p>	Nil

Summary of Submissions - MVRN URA (PP048 and DCP2014.40)

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		boundary for the stormwater and sewage systems. Future road infrastructure will also come from the Moss Vale Road North URA. North of the site there is a watercourse, which would limit vehicular access opportunities. It is requested that consideration be given to future development which may be reliant on the proposed stormwater and sewage systems in the Moss Vale Road North URA.		
12	Endeavour Energy	<p>General - Consideration of Endeavour Energy Assets</p> <p>Advises that Endeavour Energy's Asset Planning and Performance Branch has met with Newquest Property Pty Ltd (submission 4) about a proposal to relocate the 132kV overhead power lines to underground cables along Bells Lane. Endeavour Energy are waiting on further advice from Newquest Property Pty Ltd.</p> <p>The submission includes a number of standard requirements for future development and matters for consideration for development within proximity of the existing and/or required electricity infrastructure within the Moss Vale Road North URA.</p>	<p>No change recommended</p> <p>Advice regarding Newquest's proposed relocation of the overhead powerlines is noted.</p> <p>Endeavour Energy's standard requirements for future development are also noted.</p>	Nil
13	Department of Primary Industries – Fisheries	<p>Planning Proposal</p> <p>Vegetation Buffer</p> <p>Abernethys Creek is important key fish habitat within Moss Vale Road North URA. Best practice development of this site should ensure the maintenance and improvement of key fish habitat by: protection and improvement of riparian habitat values; maintenance of fish habitat; and protection or improvement of water quality through stormwater treatment and best practice erosion and sediment control measures during construction. As such, the Riparian Buffer Zone width should be implemented as proposed to protect key fish habitat values within the Moss Vale Road North URA. This zone should be restored with local native riparian vegetation</p>	<p>Changes already required in response to recommendations of a technical study and consultation with a NSW Government Agency.</p> <p>The public exhibition of the Planning Proposal recommending changes to the current planning controls was accompanied by a contemporary technical study providing recommendations on the management of watercourses and riparian lands (<i>Moss Vale Road North Urban Release Area Riparian Assessment</i> prepared by EcoLogical in April 2022). This included off-set areas to manage potential impacts and adjustments to the width of zones applied to riparian lands.</p> <p>This study was completed shortly after the Planning Proposal was prepared. It was exhibited alongside the</p>	<p>Planning Proposal:</p> <p>The proposed planning controls, specifically the C2 Environmental Conservation zone applied to watercourses and riparian lands will be adjusted to implement the recommendations of the technical study and the outcomes of consultation with NSW</p>

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No.	Submitter	Summary of Submission	Comments	Summary of Recommended Change
		species to improve the riparian habitat values.	proposal to indicate potential adjustments to land use zones. The Planning Proposal forewarned further changes would occur post exhibition. Adjustments to the zoning of watercourses and corridors will be informed by further consultation with the NSW Department of Planning and Environment's Water Licencing and Approvals Team (formerly known as the Natural Resources Access Regulator) and the technical study and will be made when finalising the Planning Proposal. The draft development controls require the revegetation of the riparian corridors.	Department of Planning and Environment's Water Licencing and Approvals Team. Development Control Plan: The Indicative Layout Plan and associated maps will need to be adjusted to reflect changes to land use zones, as appropriate.
		General – Key Fish Habitat Standard requirements and considerations for future development within the Moss Vale Road North URA is to ensure the maintenance and improvement of key fish habitat.	No change recommended The requirements of Fisheries for future development are noted.	Nil

Planning Report – S4.15 Assessment – **Error! Unknown document property name.**1043758

	Planning Report S4.15 Environmental Planning & Assessment Act 1979
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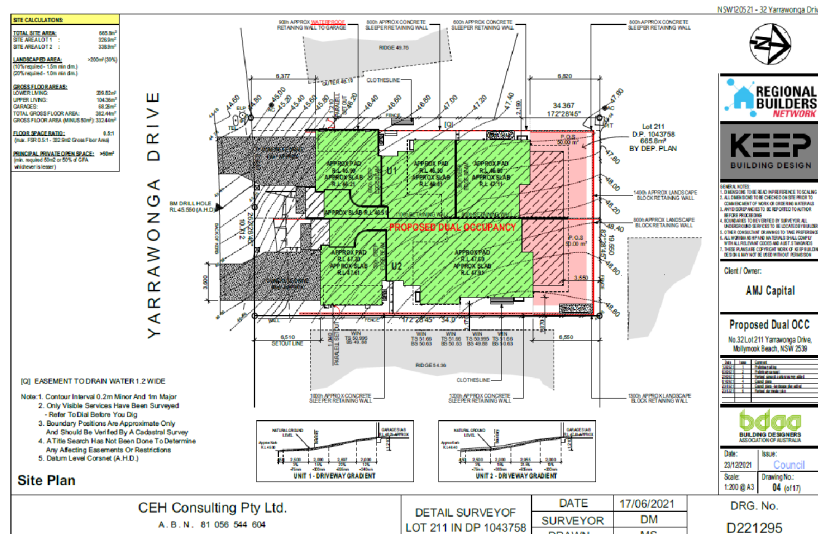
DA Number	DA21/2359
Property	32 Yarrawonga Dr Mollymook Beach – Lot 211 DP 1043758
Applicant(s)	Buildcert
Proposal	Construction of two storey attached dual occupancy
Zone	R1 General Residential
Date of Application	10/11/2021
Recommendation	Approval Subject to Conditions of Consent

Proposal

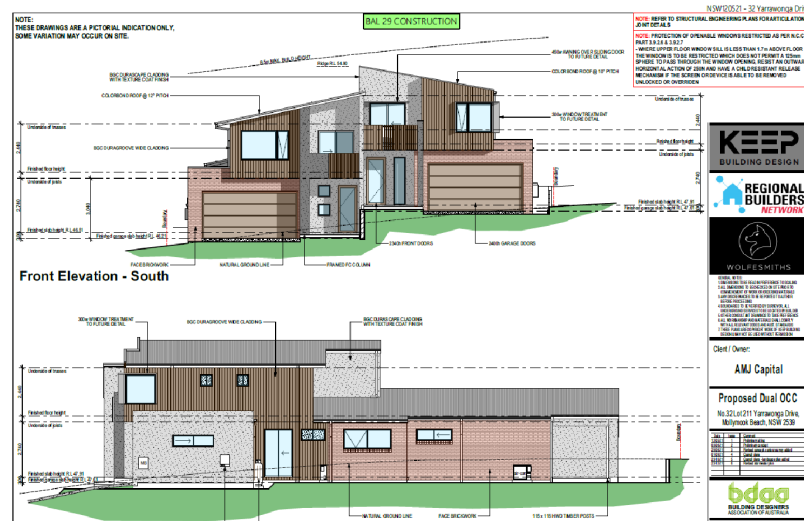
The application seeks approval to construct a two storey attached dual occupancy. The key aspects of the proposal include:

- Construction of a two-storey attached dual occupancy.
- The proposed dwelling has an overall maximum building height of approximately 7.8 metres when measured from natural ground level to the apex of the roof.
- The proposed units will be constructed of brick veneer, vertical cladding, rendered façade with a skillion metal roof.
- The floor plan for each unit has 4 bedrooms, centrally located bathroom and laundry, open kitchen, dining area and living area that allows direct access to the outdoor alfresco area.
- The proposed floor area for Unit 1 is 255.78m² and Unit 2 is 257.77m².
- Earthworks with an approximate cut of 1.5m and fill of 750mm. Retaining walls will be used adjacent to the eastern boundary, rear northern and rear western boundary.
- Torrens Subdivision of the two lots. Lot 1= 326.9m² and Lot 2 = 338.9m².

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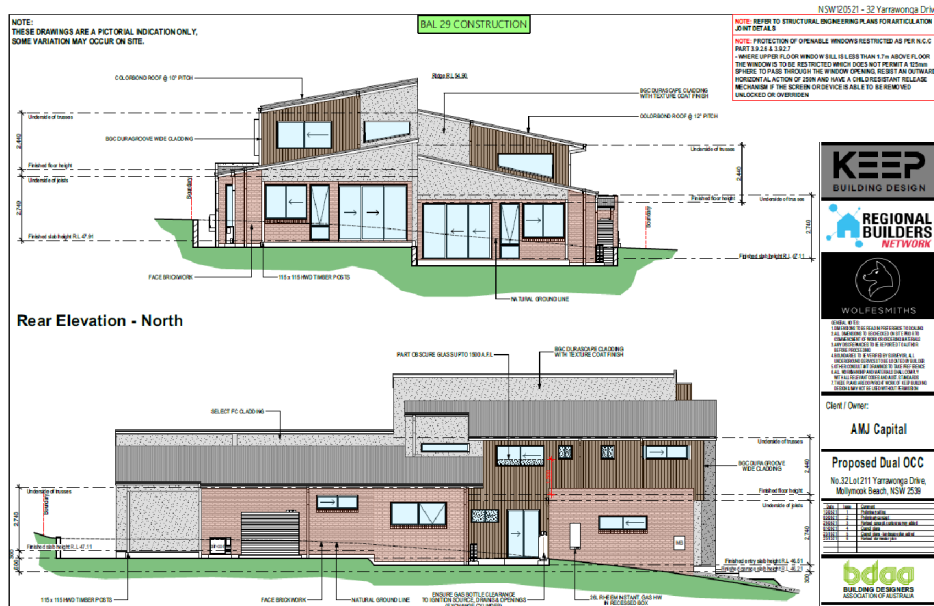


Site Plan



South & East Elevations

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Subject Site and Surrounds

The subject site is located on the southern side of Yarrawonga Drive, approximately 250 metres south of Garside Road, Mollymook Beach. The site is rectangular in shape and has a frontage to Amaroo Drive 19.79 metres, a depth of 34 metres and total area of 665m² and is currently vacant.

Topographically, the land slopes from the northeast to the south west with a cross fall of approximately 4 metres.

The site is affected by a drainage easement on the western boundary of the site. The site is also affected by a number of restrictive covenants regarding design and construction of a dwelling. The proposal is generally consistent with the restrictions.

The site is in the R2 Low Density Residential Zone and is a vacant and cleared lot. Lots adjoining the site to the east and west are single storey dwellings and the overall character of the street is a mix of single storey and two storey dwellings.

This lot was part of the older subdivision and the emerging built form character is similar to the wider surrounding character particularly the newer subdivision area that adjoins to the south west

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which incorporates more modern designs that have skillion roofs and mixed building material cladding.

[Aerial Photo / Locality Plan](#)



CL22.470 - Attachment 1

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Deposited Plan

Several restrictions in the 88b apply to the lot, the proposed dual occupancy is compliant with the restrictions.

Site Visit



Fig 1: View looking north through subject site

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Fig 2: View looking north-east to existing adjoining development



Fig 3: View looking to existing development to the western boundary of subject site

Background and History

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Pre-application discussions

There have been no pre-application discussions prior to lodgement of the application.

Amendments during the process

A small amendment to the stormwater drainage plan was made as recommended by Council's Development Engineer.

Planning Application History

There is no directly relevant history or background for this application.

Consultation and Referrals

Internal Referrals

The application was referred internally to the following Council areas:

Referral	Recommendation	Comment
Development Engineer	No objection subject to imposition or relevant conditions of consent	Conditions to be included on consent
Shoalhaven Water	No objection subject to imposition or relevant conditions of consent	Standard conditions regarding compliance with Shoalhaven Water requirements to be imposed on consent.
GIS	No objection subject to imposition of relevant conditions of consent	Conditions to be included on consent

External Referrals

The application was referred externally to the following external authorities:

Agency	Recommendation	Comment
Rural Fire Service	General terms of approval (GTAs) for the integrated development and BFSA have been provided.	Condition for compliance with GTAs will be included in the consent.

Assessment

Economic/Social/Environmental Impacts

The application is assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979, including the following matters:

(a) Environmental Planning Instruments and DCPs.

Biodiversity Conservation Act 2016 and Biodiversity Conservation Regulation 2017

A site inspection has been undertaken along with a desktop review and it is concluded that the proposed development is unlikely to have a significant impact.

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A review of the proposed development against the BOS triggers has concluded that the proposal does not trigger entry into the BOS.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 Koala Habitat Protection 2020

Question	Yes		No	
1. Does the subject site have a site area >1ha or does the site form part of a landholding >1ha in area?	<input type="checkbox"/>	Proceed to Question 2	<input checked="" type="checkbox"/>	Assessment under SEPP not required.

Chapter 4 Koala Habitat Protection 2021

Question	Yes		No	
1. Is there an approved koala plan of management for the subject land?	<input type="checkbox"/>	Proceed to Question 2	<input checked="" type="checkbox"/>	Proceed to Question 3
2. Is the proposed development consistent with the approved koala plan of management that applies to the land?	<input type="checkbox"/>	Proposal satisfactory under SEPP.	<input type="checkbox"/>	Application cannot be supported.
3. Has information been provided to Council by a suitably qualified consultant that demonstrates that the land the subject of the development application: a) Does not include any trees belonging to the koala use tree species listed in Schedule 2 of the SEPP for the relevant koala management area, or b) Is not core koala habitat, or c) There are no trees with a diameter at breast height over bark of more than 10cm, or d) The land only includes horticultural or agricultural plantations	<input type="checkbox"/>	Proposal satisfactory under SEPP as (a), (b), (c) or (d) is satisfied.	<input checked="" type="checkbox"/>	Proceed to Question 4
4. Is the proposed development likely to have an impact on koalas or koala habitat?	<input type="checkbox"/>	Proceed to Question 5	<input checked="" type="checkbox"/>	Proposal satisfactory under SEPP.

State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 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		Proceed to Question 2	<input checked="" type="checkbox"/>	Assessment under SEPP 55 and DCP not required.

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Question	Yes	No
use that may result in exposure to contaminated land?	<input type="checkbox"/>	

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

A valid BASIX Certificate has been submitted with the development application. The certificate demonstrates compliance with the provisions of the SEPP and is consistent with commitments identified in the application documentation. A condition is recommended ensuring the measures detailed in the BASIX certificate are implemented.

Local Environmental Plans

Shoalhaven Local Environmental Plan 2014

Land Zoning

The land is zoned R2 Low Density Residential under the SLEP 2014.

Characterisation and Permissibility

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

Zone objectives

The objectives of the zone are:

- To provide for the housing needs of the community within a low density residential environment.
- 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 proposed development is considered consistent with the zone objectives.

The relevant matters to be considered under Shoalhaven Local Environmental Plan 2014 for the proposed development are outlined below.

Principal Development Standards	Comment	Compliance
4.1A Minimum lot sizes for dual occupancies, manor houses, multi dwelling housing and Residential Flat Buildings	The lot is 665m ² and the therefore the proposed attached dual occupancy is permissible as it is >500m ² . Given the above a Torrens subdivision is permissible in accordance with 4.1(A) (4).	Yes
4.3 Height of Buildings	The property is situated within an area where there is no maximum building height specified hence 4.3 (2A) is applicable where there is no maximum height for any land, the height of a building on the land is not to exceed 8.5 metres. The proposal has a maximum height of 7.8m and as such is	Yes

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	consistent with the 8.5m height limit.	
Miscellaneous Provisions	Comment	Compliance
5.10 Heritage Conservation	The site is not an identified heritage item, is not situated in the immediate vicinity of an item, or is situated in a heritage conservation area and as such the provisions of cl.5.10 do not apply to the proposal.	N/A
Additional Local Provisions	Comment	Compliance
7.1 Acid Sulphate Soils	The site is mapped as being Class 5 meaning that development consent is required for any works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres AHD. The proposal is satisfactory with regard for the objectives and provisions of cl.7.1	Yes
7.2 Earthworks	The proposed dwellings have been appropriately sited to minimise cut and fill with site disturbance being limited to the amount required to accommodate footings and services. The proposal is satisfactory in regard the objectives and provisions of cl.7.2	Yes

Shoalhaven Development Control Plan 2014

The relevant matters to be considered under Shoalhaven Development Control Plan 2014 for the proposed development are outlined below.

Generic Chapters
G1: Site Analysis, Sustainable Design and Building Materials
Chapter G1 defines the controls in relation to the management of the built and natural environment in particular in relation to site analysis, energy efficiency and solar access, as well as building materials in rural and coastal areas. A suitable site analysis plan and elevations showing the proposed materials have been submitted as part of the application and is deemed acceptable.
G2: Sustainable Stormwater Management and Erosion/Sediment Control
Chapter G2 gives applicants guidance about how to implement sustainable stormwater management in the development application process, provide design principles for stormwater management that assist development and outline controls for the management of stormwater (including water quality, waterway stability, detention, erosion and sediment control). In this regard, Council's Development Engineer has reviewed the plans of the proposed development and provided conditions accordingly.
Standard conditions regarding erosion and sediment control are to be included in any consent issued.
G5: Biodiversity Impact Assessment
The lot adjoins a vacant R1 zoned lot to the west which is still in part in its natural state which Council's Environmental Assessment Officer (EAO) has advised has a tree that is a Powerful Owl

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nesting tree. The tree is about 100m from the proposed site and the EAO has assessed the impact as being minor considering the lot is clear of vegetation, the distance from the proposed development is >100m and it has minimal outlook to the bushland in question therefore, the application does not meet the criteria for the completion of a Flora and Fauna Assessment as per DCP Chapter G5. Staff have reviewed the thresholds into the Biodiversity Offset Scheme and can confirm that the application does not trigger entry into the scheme.

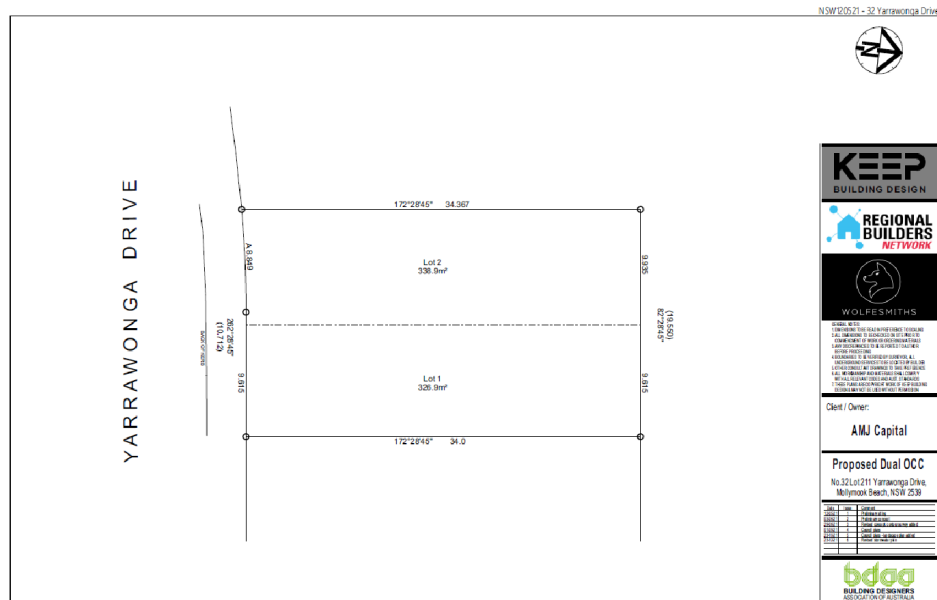
G7: Waste Minimisation and Management Controls

The provisions of Chapter G7 apply to the proposed development. A Waste Minimisation and Management Plan (WMMP) was provided with the application. Any consent issued should include standard conditions requiring compliance with this WMMP.

G11: Subdivision

The application is for dual occupancy with Torrens title subdivision. The application is proposing to result in two lots as follows:

Lot 1= 326.9m² and Lot 2 = 338.9m².



5.24 Dual Occupancy subdivision

- A condition will be included in the consent requiring the dual occupancy to be completed prior to subdivision certificate being issued.
- A condition will be included requiring all conditions to be met prior to the issue of an occupation certificate.
- Kerb and guttering is existing and the development Engineer has provided conditions for the driveway cross over approvals.
- Each lot has legal and practical access.

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<ul style="list-style-type: none"> No views will be affected.
G13: Medium Density and other Residential Development
The applicant has provided a basic assessment of the proposal against the relevant Performance Criteria of Chapter G13 in the submitted Statement of Environmental Effects (SEE). A detailed assessment against the Acceptable Solutions is provided the Appendix 1.
G21: Car Parking and Traffic
The provisions of Chapter G21 apply to the proposed development. There is provision for a minimum of four car spaces (2 for each dwelling) on the site which is consistent with the car parking requirements for a two x 4 bedroom dwellings.

Planning Agreement or Draft Planning Agreement

There are no draft environmental planning instruments that are on exhibition or have been exhibited but not yet gazetted that apply to the site or that relate to the proposed works.

(b) Other Impacts of the Development

The proposed development will not cause any unacceptable amenity impacts to neighbouring properties or visual impacts to the streetscape. It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

(c) Suitability of the Site for the Development

The proposal is deemed to be a suitable development of the site and is not considered to give rise to any adverse amenity impacts to the adjoining properties or visual impacts to the streetscape.

(d) Consultation

Community Consultation

The proposal was notified by way of letter to surrounding neighbours for a period of 14 days. Fifteen(15) submissions have been received from a total of 11 objectors. One submitter made 3 submissions and 2 submitters made 2 submissions.

Issue	Planning comment / response
Driveway & garage door width	<p>The acceptable control (A25.2) states that the "The cumulative garage facades addressing the street shall not exceed 9m, or 50% of the length of the frontage, whichever is the lesser." The intent of the control is to add visual interest, provide for passive surveillance and ensure garages do not dominate the design.</p> <p>The garage facades' measure a total of 12.01m, and the frontage of the lot is 18.5m of which 50% is 9.25m, and the frontage of the building is 17.3m of which 50% is 8.65m.</p> <p>The applicant has requested Council to vary this control and undertake a merit-based assessment stating that:</p> <ul style="list-style-type: none"> The proposed double garages are offset in excess

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	<p>of 2m and are considered to be maintained within the front façade of each dwelling appropriately.</p> <ul style="list-style-type: none"> Each unit provides substantial front wall articulation to lessen the visual impact of garage wall openings from the public domain. The garage element is not considered to be the main point of visual focus when viewed from the street. <p>Irrespective of the frontage measurement, the garages are recessed, and the design of the frontage includes a portico and a balcony for each dwelling, which provide visual interest and address the street frontage appropriately. It is considered that the garages do not dominate the street frontage and the design meets the performance criteria of the control.</p> <p>The provision of two driveways is considered acceptable. The road network is suitable to accommodate separate driveways in this location. Noting that the proposal includes Torrens subdivision, there is also a practical benefit in separating the driveway as it is not necessary to have reciprocal rights of carriageway.</p>
Water tank for Unit 2 will not allow for input	The tank is offset from the house in the corner of the yard. Council's Development Engineer has reviewed the stormwater drainage and has not raised the tank location as being an issue.
Side boundary setbacks inadequate	The setbacks are a minimum 1.04m to the eastern side boundary and 1.21m to the western boundary which meet the DCP requirements.
Privacy	<p>There is no privacy or overlooking issues to adjoining neighbours as the rear living areas and Private Open Space (POS) are on the ground floor and the dwellings have been set down into the site. One of the neighbours across the road is concerned about overlooking from the front deck. Given the distance between houses and the fact that it is a small upper floor deck off a bedroom/rumpus room and facing a public road there will be no privacy impacts.</p> <p>Most front yards are visible to the public.</p>
Solar Access	The applicant has provided shadow diagrams that indicate that the house to east which has solar panels on the roof will receive a minimum of three hours sunlight on June 21. In addition, given the north south orientation, and the shadow diagrams provided, the neighbour to the west will receive adequate sunlight to north facing windows as defined in the DCP.
Parking	Many of the submitters are concerned about the parking

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	of cars related to the dual occupancy having 4 bedrooms each. The plans indicate two car parking spaces for each dwelling which complies with Councils DCP parking requirements for dual occupancies.
Traffic	Concerns raised of increased traffic impacting on the amenity of what is now a quiet street and compromising access for emergency services and Council services. The dual occupancy development is not expected increase traffic to a point that will have any adverse impacts on the road network. The impacts of traffic would have been a consideration at the subdivision stage when the road layout was designed and would have considered the ability of lots to have dual occupancy developments.
Amenity impacts	Concerns over amenity impacts and overdevelopment on the surrounding low density neighbourhood will be adversely impacted by dual occupancy development. The lots are zoned R2 which allow for dual occupancy development with Council approval and it is also allowable as complying development.
Character & Values	<p>Concerns raised that the proposed dual occupancies are of a bulk and scale which is out of character with the single storey well-kept, owner-occupied homes in the area.</p> <p>It is considered that the proposed two storey modern design is consistent with the character of residential development in the vicinity which also use similar pitched roofs and mixed building material cladding. There are several two storey dwellings in Yarrawonga drive (see photos of two storey development below), most are towards the eastern end however the house across the road on the corner is a two storey dwelling on its secondary frontage and the one directly across the road is a cape cod two storey home. The proposed dual occupancies will not look out of place and are sympathetic to the surrounding built form.</p> <p>The future type of occupation whether it be owner occupied or a rental is not relevant to development assessment.</p> <p>The impact on housing value is not a development consideration. Dual occupancy development is a permissible use in the R2 zone. There have been many dual occupancy developments in the Mollymook area which have had no adverse impacts on house values but provide for a diversity of much needed housing in the area.</p>

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	<div>  <p>37 Yarrawonga Dr</p> </div> <div>  <p>13 Yarrawonga Dr</p> </div> <div>  <p>28 Yarrawonga Dr</p> </div> <div>  <p>10 Yarrawonga Dr</p> </div> <div>  <p>4 Yarrawonga Dr</p> </div> <div>  <p>8 Yarrawonga Dr</p> </div>
Holiday Letting	The potential for holiday letting is not a consideration for development approval and is allowable under the SEPP Affordable Rental Housing – Short Term Accommodation which applies to the entire State.
FSR	The applicant has requested a 10% variation to the FSR control. The proposal complies with Council's DCP Performance Criteria as discussed in Chapter G13 assessment.
Earthworks	Concerns raised by neighbours that earthworks and retaining walls will create privacy issues and compromise their dwellings and land. As discussed above the dwellings are cut down into the site and are not sitting on fill and with the addition of the existing fencing in place, their ground floor living area windows and alfresco areas which face the rear will not cause any privacy impacts. The upstairs rooms are bedrooms and have small high set windows and obscure glass in part to provide privacy for

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	neighbours and occupants. Bedroom windows are not considered to cause privacy impacts given their use (sleeping, dressing).
	In relation to the retaining walls these are offset from the rear and side boundaries and conditions will be included in the consent to ensure they are contained within the property boundaries and engineering details will be required at the CC stage.
Noise	Concerns about the increase in noise from the development. This is not a consideration for development assessment under the EPA Act. Other legislation regulates noise in residential settings.

A further submission was received from an objector by email on 10.1.2022 as a result of the revised plans that were uploaded to DA tracking. The change was the location of the stormwater tank to relocate it out of the easement. The objector raised concerns that this will block access to the rear yard, however access to the rear yard is available through the rear living and alfresco area which is acceptable. The objector raised other concerns related to stormwater overflow, outdoor step safety, use of gravel on driveways and the two driveway entrances (which have previously been raised and addressed).

A further email submission was received from 4 of the previous objectors in relation to noncompliance the DCP in relation to the front setback and demanding that it is setback at 7.5m. a response was provided a link to the latest version of the DCP noting also the neighbouring building at 34 Yarrawonga was approved with a 6m setback to the dwelling.

Another submission was received on 24.1.2022 which raised similar issues as the previously received submissions.

The Ulladulla Community Forum made a submission on 19.12.2021 requesting Council hold off on the determination of the two dual occupancy (DA21/2359 & DA21/2348) DAs until after their meeting on 7 February 2022. Council responded advising that that there were timeframes that Council must abide by in determining applications and that we cannot hold applications without a good reason.

A further email submission from the Forum was received on 3.2.2022 and 15.2.2022, stating that the Forum had visited both sites believing the proposed two dual occupancies were too bulky for the sites and would detract from the well cared for streetscape, due to most housing being single storey. The Forum had resolved that the proposed sizes of both dual occupancy DAs were not appropriate for the area given the current streetscape and that there would be issues with parking, garbage truck movements and delivery trucks. These are similar issues to what was raised during the notification period and have been addressed above.

A further 13 submissions, 4 from previous submitters, have been received since the notification period has ended which raise similar issues to the ones received during the notification period and addressed above.

The applicant has provided a response to the submissions which is summarised below.

- Solar access to north facing windows of 31 Yarrawonga Dr remain predominantly undeterred.

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- The design responds to the topography of the land, minimizing excessive earthworks.
- The design provides articulation, a modernized design form, is sympathetic to the desired future character of the area and the bulk is not considered to be excessive for the locality.
- The FSR and scale is appropriate, the breakup of the front wall lessens the visual effect of the bulk.
- The two driveways on 32 Yarrawonga Dr are appropriate given the slope, sight lines and safety have been considered.
- Both developments are car parking compliant with ample space on site to mitigate the need to park on the roadway.
- Setbacks are compliant and balconies off upper floor bedrooms do not pose privacy impacts and allow for passive surveillance.
- Each dwelling achieves sufficient POS, landscaping, and residential amenity.
- Dual occupancy development is permissible in the low density zone.
- Neighbouring solar panels receive more than 4 hours solar mid winter.
- Not anticipated that each dwelling is likely to generate a high volume of vehicle usage.
- The established roadway is considered sufficient to cater for increased traffic demand which would have been assessed at the subdivision stage.
- Retaining walls do not infringe on neighbouring properties and will have appropriate drainage and structural reinforcement.

The design corresponds with the intentions of the locality and zone establishing a variety of housing types and densities

(e) The Public Interest

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

Developer Contributions

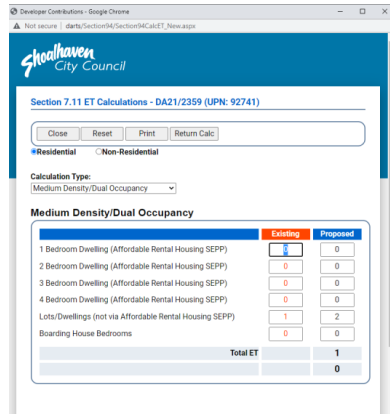
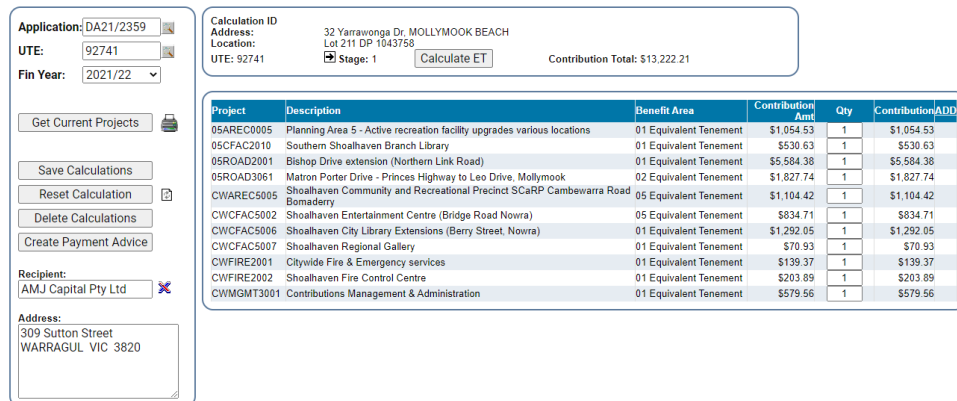
Section 7.11 Contributions

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 Medium Density/Dual Occupancy development for the purpose of calculating contributions under the Plan.

Section 7.11 contributions will be levied for a dual occupancy (2 x 4 bedroom units).

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Project	Description	Benefit Area	Contribution Amt	Qty	ContributionADD
05AREC0005	Planning Area 5 - Active recreation facility upgrades various locations	01 Equivalent Tenement	\$1,054.53	1	\$1,054.53
05CFAC2010	Southern Shoalhaven Branch Library	01 Equivalent Tenement	\$530.63	1	\$530.63
05ROAD2001	Bishop Drive extension (Northern Link Road)	01 Equivalent Tenement	\$5,584.38	1	\$5,584.38
05ROAD3061	Matron Porter Drive - Princes Highway to Leo Drive, Mollymook	02 Equivalent Tenement	\$1,827.74	1	\$1,827.74
05AREC5005	Shoalhaven Community and Recreational Precinct SCaRP Cambewarra Road Bomaderry	05 Equivalent Tenement	\$1,104.42	1	\$1,104.42
05CFAC5002	Shoalhaven Entertainment Centre (Bridge Road Nowra)	05 Equivalent Tenement	\$834.71	1	\$834.71
05CFAC5006	Shoalhaven City Library Extensions (Berry Street, Nowra)	01 Equivalent Tenement	\$1,292.05	1	\$1,292.05
05CFAC5007	Shoalhaven Regional Gallery	01 Equivalent Tenement	\$70.93	1	\$70.93
05CFIRE2001	Citywide Fire & Emergency services	01 Equivalent Tenement	\$139.37	1	\$139.37
05CFIRE2002	Shoalhaven Fire Control Centre	01 Equivalent Tenement	\$203.89	1	\$203.89
05WGMT3001	Contributions Management & Administration	01 Equivalent Tenement	\$579.56	1	\$579.56

Conclusion

Subject to the conditions of consent the proposal is considered to be consistent with regard to the Matters for Consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*. The proposed development is consistent with relevant SEPPs, and the provisions of *Shoalhaven LEP 2014* and *Shoalhaven DCP 2014* because the proposal will not generate any significant adverse impacts to surrounding neighbours or the environment. Accordingly, the proposal is recommended for approval.

Recommendation

This application has been assessed having regard to Section 4.15 (Matters for consideration) under the *Environmental Planning and Assessment Act 1979*. As such, it is recommended that Development Application No. DA21/2359 for a two storey attached dual occupancy at 32 Yarrawonga Drive Mollymook Beach (Lot 211 DP1043758) be approved subject to the conditions outlined in the development consent.

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CL22.470 - Attachment 1

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Appendix 1

Assessment Table G13 Medium Density & Other Residential Development

4 Objectives

The **objectives** are to:

- Ensure a comprehensive design-oriented approach to housing resulting in high quality urban design, **development** and residential amenity.
- Set appropriate environmental criteria for energy efficiency, solar access, light spill, privacy, noise, vehicular access, parking and open space.
- Allow for efficient use of existing services and facilities, including utility services, transport systems and community facilities.
- Maintain and enhance the amenity of existing and future residential areas.
- Promote wider and more **affordable housing** choice in Shoalhaven.
- Allow opportunities for home **owners** to receive rental income or provide relatives with self-contained accommodation.
- Implement agreed strategic directions and respond to demographic needs (e.g. the ageing population).

5 Medium Density Development

5.1 Principle Controls

5.1.1 Minimum Lots Size

The specific objectives are to:

- Ensure the **development** site is of a sufficient size and shape to achieve required **Development Control Plan** provisions (e.g. **landscaped areas**, **private open space**, car parking, **building** separation, on-site **effluent** disposal (where required), services and the like) in a practical and efficient way.
- Ensure that any **lot** consolidation/ amalgamation avoids the isolation of smaller **lots** surrounded by larger **developments**.
- Encourage **development** that responds to the site and surrounding streetscape characteristics.
- Preserve and enhance the amenity and environmental character of the **locality** and minimise adverse impacts on residents and neighbours.
- Encourage the sharing of facilities and services such as car parking and **waste** collection.

Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
P1.1 To promote good built form outcomes and the efficient utilisation of land, lot consolidation/ amalgamation avoids the isolation of smaller lots that would prevent future medium density development on those lots.	<i>Additional Provisions - Dual Occupancy</i> A1.1 The minimum lot size of the development site meets the requirements of Shoalhaven LEP 2014, and the following minimum standards: • Dual occupancy (attached) - 500m2. • Dual occupancy (detached) - 700m2.	✓ Complies The application proposes an attached dual occupancy on 665m ² .
P1.2 To create lots of an appropriate size for the purpose including:	Note: Despite A1.1 above, the minimum lot size of the existing lot for the purpose of a dual	

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Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
<ul style="list-style-type: none"> Provision for building footprint, landscaping, car parking, driveway, private recreation areas, manoeuvring on sites, setbacks, services and the like. Preservation of the integrity of existing or desired future streetscape and neighbourhood character to enable consistent and visually harmonious development within the locality. Provision of high quality amenity for residents and neighbours. Accommodating on-site sewage storage and disposal where a reticulated sewerage scheme is not available. 	<p>occupancy development in the R3 zone must comply with Clause 4.1B of Shoalhaven LEP 2014.</p> <p>A1.2 Minimum lot sizes, where a reticulated sewerage scheme is not available, must be increased to accommodate on-site disposal of effluent in accordance with Chapter G8: Onsite Sewage Management of this Development Control Plan.</p> <p>A1.3 A development application for a dual occupancy in the R3 Medium Density Residential zone must be accompanied by supporting written evidence to Council's satisfaction, showing that lot consolidation/amalgamation is not feasible as a result of negotiations and reasonable financial offers. Written evidence should include (not exclusively) current market valuations, letters of offer and written refusals.</p> <p>Note: If the proposed dual occupancy is located in the R3 zone, Clause 4.1B of Shoalhaven LEP 2014 requires the applicant to satisfy Council that the amalgamation of the lot with other land in the R3 zone for the purpose of medium density development is not feasible.</p> <p><i>Additional Provisions – Multi Dwelling Housing, Multi Dwelling Housing (Terraces) and Manor Houses</i></p> <p>A1.4 The development site for multi dwelling housing, multi dwelling housing (terraces) or a manor house must be:</p> <ul style="list-style-type: none"> Of an appropriate size and dimension; or <p>Note: A site may need to be a product of amalgamation with other land in the zone to be</p>	

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Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
	<p>considered an appropriate size and dimension.</p> <ul style="list-style-type: none"> Accompanied by supporting written evidence to Council's satisfaction, showing that lot consolidation/ amalgamation is not feasible as a result of negotiations and reasonable financial offers. Written evidence should include (not exclusively) current market valuations, letters of offer and written refusals. 	

5.1.2 Density

The specific objectives are to:

- Minimise adverse impacts of higher density development in residential areas.
- Ensure that the bulk and scale of new development is compatible with existing streetscape amenity and the existing or desired future character of the area.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P2 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> <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>A2.1 The maximum floor space ratio or gross floor area complies with Table 1 below.</p>	<p>Non-compliant with table - AS, complies with PCs.</p> <p>GFA is 367.73m2 and lot is 665m2.</p> <p>FSR: 0.55:1</p> <p>The applicant has requested that Council consider a variation to the requirement based on merit and has provided the following justification.</p> <ul style="list-style-type: none"> The proposed development is of an appropriate scale in respect to established development in the immediate locality. There are adequate setbacks from the boundaries and appropriate articulation of the front façade which break up the front wall which

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
		<p>materiality lessens the visual effect of bulk form when viewed from the public domain.</p> <ul style="list-style-type: none"> The dwelling is of a contemporary design, assimilating to the emerging character of dwelling development within the locality. The development is considered sympathetic to the desired future character of the area. <p>This is a minor 10% variation from the development control and considering the justification put forward above is supportable. The bulk and scale of the development is appropriate and sympathetic to the surrounding area which is a mix of one and two storey development. It is also sympathetic to the existing and future streetscape, and the character of the area.</p>

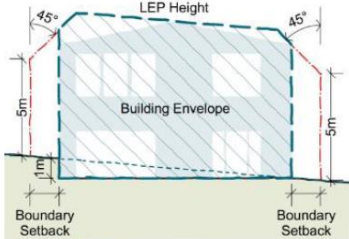
5.1.3 Building Envelope, Heights and Setbacks

The specific **objectives** are to:

- Provide practical **building envelopes** for **development** to ensure that the height and **scale** of new **development** is not excessive, relates well to the local context/streetscape and is compatible with the existing or desired future environmental character within the locality.
- Minimise the visual impacts of elements of the **development** that exaggerate the built form and impacts negatively on desired future streetscapes.
- Encourage design that creates desirable living conditions and ensures that the amenity of surrounding properties is properly considered and not adversely impacted.
- Allow adequate separation between **dwellings** (within the **development**) and adjoining properties to promote natural light, solar access, ventilation, landscaping and privacy.
- Retain the amenity of the public domain.

P3.1 The bulk and scale of development is compatible with the existing or desired future character of the area and minimises adverse amenity impacts on neighbours, the streetscape and public domain.	A3.1 Buildings are sited within a building envelope determined by the following method: planes are projected at 45 degrees from a height of 5m above ground level (existing) at the front, side and rear boundary. See Figure 2 .	<p>✓ Complies</p> <p>The building is sited within the building envelope.</p>
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<p>P3.2 Development enables view sharing with neighbours and the public domain.</p>	 <p>Figure 2: Building envelope</p> <p>Note:</p> <ol style="list-style-type: none"> Exemptions to building envelope encroachments include gutter, fascias, downpipes, eaves up to 0.6m, aerials and masonry chimneys. For site slopes greater than 10%, or involving cut, fill or site excavations, the ground level (existing) and proposed building levels must be clearly identified on the plans and verified by a registered surveyor. 	
<p>P4 The height of development:</p> <ul style="list-style-type: none"> Is compatible with the existing or desired future character of the area. Minimises adverse amenity impacts associated with overlooking and overshadowing of adjoining properties. Relates to the land form, with minimal cut and fill 	<p>A4.1 Building heights must comply with Clause 4.3 of Shoalhaven LEP 2014 or Shoalhaven LEP (Jerberra Estate) 2014.</p> <p>A4.2 Development on wedged-shaped lots within cul-de-sacs shall maintain a single dwelling street presentation.</p> <p>A4.3 Any two-storey dwelling component is to be located to minimise the shading of adjacent private open space.</p> <p>A4.4 The difference in building height between existing buildings and new development is compatible when viewed from the public domain.</p> <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A4.5 For dual occupancy (detached), the dwelling furthest from the street (or adjacent to a side street for a corner lot) shall be of single storey construction unless it can be demonstrated that</p>	<p>✓ Complies 8.5m height limit. A maximum height of 7.8m is proposed.</p> <p>N/A</p>

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	there will be no adverse amenity impacts (i.e. overlooking and overshadowing). A4.6 For dual occupancy development on a battle-axe lot, both dwellings are to be of single storey construction.	
<p>P5.1 The front setback is generally consistent with adjoining development and does not undermine the integrity of the prevailing building lines.</p> <p>P5.2 The location and siting of the building complements the existing setbacks in proximity to the site, foreshore (if applicable) and the streetscape.</p> <p>P5.3 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.</p> <p>P5.4 Setbacks avoid loss of view, undue overshadowing and provide/maintain privacy (visual and acoustic) and traffic safety.</p> <p>P5.5 Setbacks are progressively increased to reduce bulk and overshadowing while maintaining adequate daylight and sunlight.</p> <p>P5.6 Adequate levels of light and ventilation to adjoining buildings, landscaping, services and infrastructure are protected.</p> <p>P5.7 The proposal maintains adequate provision for on-site car parking.</p>	<p>Note:</p> <ol style="list-style-type: none"> The acceptable solutions for setbacks may need to be increased or modified depending upon factors such as: <ul style="list-style-type: none"> Slope of the land. Requirements for asset protection zones. Foreshore setbacks. The requirement for effluent disposal areas to be contained wholly within the lot boundaries on unsewered residential lots. Location of existing buildings. The shape of the lot. Desire to create streetscape and visual interest. Down pipes, fascias, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services, screens or sunblinds, light fittings, electricity or gas meters may encroach into the side or rear setback. Additional building line and setback controls are included in the following Chapters of this Development Control Plan: <ul style="list-style-type: none"> Chapter G6: Coastal Management Areas. Chapter V2: Building Lines. Chapter V3: Miscellaneous Site Specific Issues. Other area specific chapters 	<p>✓ Complies</p> <p>Unit 1:</p> <p>Dwelling to frontage: 6.07m – worked out 6.377 wall projecting 0.36m on the plan so 6.07m (5.92m stated in SEE)</p> <p>Articulation to front boundary: 5.41m</p> <p>Garage to frontage: 6.37m</p> <p>West side boundary: 1.2m (ground floor); 3.3m (first floor)</p> <p>Rear boundary: 6.82m</p> <p>Unit 2:</p> <p>Dwelling to frontage: 6.05m Articulation to front boundary: 5.5m</p> <p>Garage to frontage: 6.5m</p> <p>East side boundary: 1.04m (ground floor); 3.0m (first floor)</p> <p>Rear boundary: 6.55m</p>

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	<p><i>Additional Provisions - Dual Occupancy</i> A5.1 Dual occupancy development in the R1, R2, R3 and RU5 zones shall comply with the setback provisions in Table 2 and Figure 3 below.</p> <p>A5.2 Dual occupancy development in the RU1, RU2, RU4, E3, E4 and R5 zones shall comply with the setback provisions in Table 3 below.</p> <p>A5.3 Garages must be setback a further 1m behind the front building line.</p> <p><i>Additional Provisions - Multi Dwelling Housing, Multi Dwelling Housing (Terraces), Attached Dwellings, Semi-Detached Dwellings, Manor Houses and Integrated Housing Development</i> A5.4 Setbacks shall comply with the provisions in Table 4 below. Refer also to Figure 4.</p> <p><i>Additional Provisions - Integrated Housing Development</i> A5.5 Despite, A5.4 above, walls may be built to internal side and rear boundaries where: <ul style="list-style-type: none"> • Maximum wall height is 3.5m unless matching an existing or simultaneously constructed wall. • Maximum wall length is 50% of each of the abutting property boundaries. </p> <p>Note: Internal side and rear boundaries refer to those boundaries that are proposed within an integrated housing development but does not include those boundaries located on the periphery of the site.</p>	<p>✓ Complies</p> <p>- N/A</p> <p>- N/A</p>
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5.1.4 Landscaping

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The specific objective is to:

- i. Ensure that landscaping maximises amenity for future residents, neighbouring dwellings and the public domain.
- ii. Ensure the provision of adequate and appropriate landscaping that is sympathetic to the local character.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P6.1 Sufficiently dimensioned landscaping provides amenity to residents, effective screening and enables tree and large shrub planting.</p> <p>P6.2 A suitably sized deep soil planting area encourages:</p> <ul style="list-style-type: none"> • Mature tree and shrub growth. • Opportunity for surface water to infiltrate naturally to groundwater. <p>P6.3 Unpaved or unsealed areas are maximised and are designed to facilitate on-site infiltration of stormwater run-off subject to soil/drainage conditions.</p> <p>P6.4 Major existing trees are retained wherever practicable through appropriate siting of dwellings, structures and driveways.</p> <p>P6.5 Provision is made for appropriate street tree planting having regard to the appearance and role of the street, solar access requirements and utility services.</p> <p>P6.6 The visual impact of ancillary landscaping or retaining structures is considered</p>	<p>A6.1 At least 10% of the site area is to include high quality formal landscaping, which:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1.5m in any direction. • Consists of 100% deep soil planting. • Is provided with an automated watering system. <p>A6.2 In addition to the formal landscaping area required at A6.1, a further area of at least 20% of the site is to be provided, which:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1m in any direction. • Is inclusive of 40% deep soil planting. • Can include landscaped areas, decks, terraces, alfresco areas, swimming pools or other recreation areas / structures. <p>A6.3 At least 35% of the front setback is to be landscaped.</p> <p>A6.4 The landscaping provided at A6.1, A6.2 and A6.3 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.</p> <p>A6.5 Retaining walls greater than 0.6m within the front setback are to be softened by planting for a minimum depth of 600mm on the low side of the retaining wall, for the</p>	<p>✓ Complies</p> <p>The site has a minimum landscape area of approximately 200m² which equates to 30%. There is 40% coverage in the front setback.</p> <p>Adequate landscaping has been provided to satisfy minimum requirements</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	entire length of the retaining wall..	

5.2 Siting the Development

5.2.1 Local Character & Context

The specific **objectives** are to:

- Ensure that **development** enhances and makes a positive contribution to the character of existing **buildings** and streetscapes.
- Ensure that development is sensitive to the landscape, built form and environmental conditions of the locality, particularly where there is a distinctive character, **view** or **heritage significance**.
- Retain, incorporate and sympathetically treat existing **dwellings** or **buildings** that contribute to streetscape character (including items of heritage or conservation significance).
- Encourage the sharing of **views**, while not restricting the reasonable **development** potential of a site.
- Minimise the impact on adjoining or adjacent properties by considering the cumulative impacts of **development** (including cluster or grouped **development**).

Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
P7 The scale and appearance of new development is compatible with, and sympathetic to, existing and future desired: <ul style="list-style-type: none"> Development in the locality; and Amenity and character of the locality; Particularly where the development site or its surrounds has some heritage significance or distinctive character.	A7.1 The development must consider/ address the following: <ul style="list-style-type: none"> The local character/context of the area and streetscape. How the proposal is sympathetic and compatible with the existing or future desired character, development, and amenity of the locality. 	✓ Complies The proposal is consistent with the zone and existing local character. The proposal has been designed to be sympathetic to the surrounding area. It is compatible with the surrounding built form and incorporates design elements derived from the immediate surrounds and is consistent with the future development of the area. The proposed building is well articulated and incorporates a variety of building materials and integrates variations to the façade walls to create interest and articulation.
	Note: Where planning controls anticipate a change of character for an area, compatibility with the desired future character of the area should be regarded as more relevant than compatibility with the existing character.	
	<ul style="list-style-type: none"> How the visual appearance and articulation of the development contributes to the existing streetscape and character of the local area. 	

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Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
	<p>A7.2 The development must demonstrate that items of heritage or conservation significance are retained and sympathetically treated.</p> <p>Note: If the property is a heritage item, within a heritage conservation area or in the vicinity of a heritage item, the applicant must comply with Clause 5.10 Heritage Conservation of Shoalhaven LEP 2014. Area Specific chapters of this Development Control Plan may also include additional provisions relating to heritage (e.g. Kangaroo Valley, Berry, Milton).</p>	
P8 Existing views from the private or public domain (including heritage or familiar dominant landmarks that are recognised and valued by the community) are not substantially or unreasonably affected where it is possible to design for the sharing of views .	<p>A8.1 Any reduction in views from existing dwellings or the public domain is not to be severe or devastating based on the following NSW Land & Environment Court Planning Principles:</p> <ul style="list-style-type: none"> • Views – General principles. • Views - Impact on public domain views. 	- N/A
P9 The number, location and distribution of existing and proposed developments do not significantly alter the amenity and character of the area through concentrated localised areas of higher density development .	<p><i>Additional Provisions - Dual Occupancy, Multi Dwelling Housing, Multi Dwelling Housing (Terraces) and Manor Houses</i></p> <p>A9.1 With the exception of land in the R3 Medium Density Residential zone, the cumulative impact of the development must be considered where:</p> <ul style="list-style-type: none"> • More than three (3) consecutive dual occupancy, multi dwelling housing, multi dwelling housing (terraces) or manor house developments (total, not per development type) are proposed within a street, including in a cul-de-sac; and/or 	<p>✓ Complies</p> <p>There is another attached dual occupancy proposed two doors up from the subject site and a detached dual occupancy that has been built over the road that is now subdivided. There are no other attached dual occupancies in the vicinity and therefore not considered to be concentrated localised area of higher density and not expected to impact on the amenity of surrounding dwelling houses.</p> <p>There will not be more than 3 consecutive dual</p>

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Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
	<ul style="list-style-type: none"> Neighbouring dual occupancies or multi dwelling housing is proposed in the head of a cul-de-sac. <p>Note:</p> <ul style="list-style-type: none"> Secondary dwellings under State Environmental Planning Policy (Affordable Rental Housing) 2009 are considered a dual occupancy for the purpose of limiting clusters of development. Cul-de-sac in this context also includes the entire street leading to and including the turning area of the cul-de-sac. <p>A9.2 A development application that proposes clustering of development must satisfy Council that waste servicing, parking and amenity considerations can be achieved.</p> <p>A9.3 Building design shall attempt to reduce the impact of clustering by providing individual dwelling architecture that is sympathetic with the existing or desired future streetscape.</p>	occupancies proposed or existing in the street.

5.2.2 Orientation and Siting

The specific objective is to:

- Encourage the concurrent planning of the subdivision layout and the **dwelling** siting and design.
- Allow flexibility in the siting of **dwellings**.
- Ensure that design and site placement of **dwellings** is compatible with and enhances the existing and future streetscape.
- Locate **dwellings** to ensure minimal loss of amenity (e.g. privacy, **views**, overshadowing, solar access or the like) to adjoining **development**.
- Achieve a site layout that provides a pleasant, attractive, manageable and resource efficient living environment.

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P10.1 The site analysis informs the site design and layout.</p> <p>P10.2 The site layout integrates with the surrounding environment through:</p> <ul style="list-style-type: none"> Adequate pedestrian, cycle and vehicle links to street and open space networks. Buildings that face and address streets and the public domain. Buildings, streetscape and landscape design that relates to the site topography and to the surrounding neighbourhood character. <p>P10.3 The site layout enhances personal safety and minimises potential for crime and vandalism.</p>	<p>A10.1 A site analysis plan is submitted with the development application which:</p> <ul style="list-style-type: none"> Meets the requirements of Chapter G1: Site Analysis, Sustainable Design and Building Materials Rural, Coastal and Environmental Areas of this Development Control Plan. Clearly provides the following detail for the site and adjoining/adjacent development: <ul style="list-style-type: none"> Height and use of buildings. Front setbacks. Driveways. Boundary treatments (including retaining walls). Easements. Stormwater management. <p>A10.2 The proposed site layout responds to and implements the findings of the site analysis prepared in accordance with A10.1.</p>	<p>✓ Complies</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P11.1 The frontage, entries and habitable room windows of dwellings address the street.</p> <p>P11.2 The design and orientation of the dwellings:</p> <ul style="list-style-type: none"> Enhance the streetscape. Complement existing development in the vicinity. Provide visual interest. Allow casual surveillance of public or communal streets or public domain. 	<p>A11.1 Each dwelling adjacent to the street frontage must:</p> <ul style="list-style-type: none"> Address the street by having a front door facing the street at the ground level where dwellings are adjacent to the primary frontage. Ensure that any walls facing a street frontage (including secondary frontages) include a window to a habitable room on each level. Ensure upper level windows, balconies or terraces overlook the public domain. Provide surveillance of the street and entrance to the development. <p>A11.2 In addition to A11.1 and where practical, the front door of all other dwellings are to be visible from the street.</p> <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A11.3 On corner lots where practicable, one dwelling is to address the primary frontage and the other dwelling is to address the secondary frontage.</p>	<p>✓ Complies</p>

5.2.3 Vehicle and Pedestrian Access

The specific objectives are to:

- Allow service vehicles access where necessary.
- Encourage driveway design that minimises visual impact, stormwater runoff and retains established **trees** and vegetation.
- Encourage an approach to access design that considers the site and its elements holistically (e.g. landscaping).
- Provide adequate and safe vehicular and pedestrian access from the street to the site, all **dwelling**s and **parking spaces**.

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P12.1 Access arrangements are suitable for the development.</p> <p>P12.2 The design of the site and driveways, including manoeuvring areas, has regard to the safety of pedestrians, cyclists and vehicles.</p> <p>P12.3 Multiple driveways are avoided.</p>	<p>A12.1 The site is designed to encourage pedestrian access by providing a continuous path of travel from the street to each dwelling.</p> <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A12.2 In sites with a single frontage, both dwellings are to utilise a common access point from the public road unless Council is satisfied (in non-rural areas) that separate access points would result in a better design outcome.</p> <p>A12.3 For corner allotments, each dwelling is to have a separate road presentation and driveway access.</p>	<p>✓ Complies</p> <p>Proposing two driveway design and the Development Engineer has reviewed the proposal and has no objections subject to conditions of consent.</p>
<p>P13.1 The visual dominance of driveways is minimised by:</p> <ul style="list-style-type: none"> The selection of paving materials e.g. decorative paving and brick banding. Breaking up the appearance of driveways with landscaping and screen planting. <p>P13.2 Driveways are designed to:</p> <ul style="list-style-type: none"> Minimise the volume of stormwater runoff. Increase the area available for landscaping. Retain established trees and vegetation. Accommodate public services and infrastructure. 	<p>A13.1 Driveways must be designed to:</p> <ul style="list-style-type: none"> Be all-weather and service every dwelling. Minimise the hardstand/paved footprint. Be setback a minimum of 0.5m from the side and/or rear boundary to accommodate appropriate landscape elements. Accommodate all public services and infrastructure (e.g. street gully pits). Avoid a gun-barrel effect down the side boundary. Where a gun-barrel driveway cannot be avoided, the driveway must be curved and landscaped to Council's satisfaction to break up the appearance of the gun-barrel design. A grade no greater than 20%. Maximise the availability of on-street parking. Achieve minimum sight lines for pedestrian safety in accordance with AS2890.1 (Figure 3.3). 	<p>✓ Complies</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	Note: <ul style="list-style-type: none"> A long section of the driveway (including the secondary frontage on corner lots) must be provided prior to the issue of the construction certificate. 	

5.3 Amenity

5.3.1 Building Separation and Visual/Acoustic Privacy

The specific objectives are to:

- Enable adequate solar access, natural ventilation and **landscaped areas** between **dwelling**s.
- Ensure the design of the site and **buildings** minimises impacts on the amenity of future and adjoining residents in relation to visual privacy, overlooking and noise.
- Ensure the thoughtful location of noise generating plant, equipment and sources.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P14.1 Adequate separation between buildings is provided in proportion to the height and scale of the building.</p> <p>P14.2 Direct overlooking of main internal living areas and private open space of other dwellings and adjoining properties is minimised by building layout, location and design of windows, balconies, screening devices, landscaping or other effective means.</p>	<p>A14.1 All dwellings shall be designed and orientated to minimise overlooking of adjoining/ surrounding dwellings and private open space.</p> <p>A14.2 Habitable windows shall not be located adjacent to a shared driveway at the ground level.</p> <p>A14.3 Direct views between living area windows of adjacent dwellings shall be screened or obscured where:</p> <ul style="list-style-type: none"> Ground and first floor windows are located within the privacy sensitive zone area, being a 9m radius from any part of the window of the adjacent dwelling (Figure 6). In the case of a dwelling with three or more storeys, windows are within the privacy 	<p>✓ Complies</p> <p>The design and siting of the dwelling ensures that there are no opportunities for overlooking and that existing residential amenity of surrounding lots are maintained.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	<p>sensitive zone described by a 12m radius (Figure 6).</p> <p>A14.4 Direct views from living areas of dwellings into the principal area of private open space of adjacent dwellings shall be screened or obscured where located within a privacy sensitive zone within a 12m radius from the living area windows (Figure 7).</p> <p>A14.5 Separation distances for dwellings with three or more storeys shall meet the following minimum standards:</p> <ul style="list-style-type: none"> • 9m between walls with windows to habitable rooms, where adequate privacy and solar access is demonstrated. • 12m between walls with windows to habitable rooms. 	
P15 Site layout and building design protects the amenity of residents and/or adjoining properties by minimising noise transfer and nuisance.	<p>A15.1 Dwellings adjacent to high levels of external noise shall be designed to minimise the entry of that noise.</p> <p>A15.2 The following shall be located away from the habitable rooms and private open space of dwellings:</p> <ul style="list-style-type: none"> • Communal swimming pools and ancillary facilities. • Communal open space areas. • Parking areas and vehicle access. <p>A15.3 Shared walls and floors between</p>	- N/A

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	<p>dwellings shall be constructed to limit noise transmission and, where possible, bedrooms of one dwelling are not to adjoin living area or garages of adjacent dwellings.</p> <p>A15.4 All noise generating (mechanical) plant and equipment must:</p> <ul style="list-style-type: none"> • Not exceed an LAeq (15min) of 5dB(A) above background noise at the property boundary. • Be acoustically screened (where appropriate). • Be sited to minimise noise impacts. • Be located at least 3m away from bedroom windows. <p>Note: Noise generating equipment includes, but is not limited to, air conditioning units, swimming pool filters, hot water systems, fixed vacuum systems, driveway entry shutters, plant rooms, service areas, building services and the like.</p> <p><i>Additional Provisions - Multi Dwelling Housing and Manor Houses</i></p> <p>A15.5 Where visitor parking areas are required, they are to be located at least 3m away from bedroom windows or the affected windows are to be provided with double glazing or other suitable acoustic treatments.</p>	

5.3.2 Solar and Daylight Access

The specific objectives are to:

- i. Ensure that appropriate levels of solar and daylight access are provided to residents and maintained for surrounding **development**.

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
P16 Dwellings are sited and designed to maximise solar access to living areas and private open space .	<p>A16.1 Dwellings are to be:</p> <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy by maximising solar access to north-facing windows. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Designed to locate living areas and private open space on the northern side of the development and non-habitable areas to the south and west of dwellings. <p>A16.2 The number of single aspect south facing dwellings shall be limited.</p>	<p>✓ Complies</p> <p>Dwellings makes use of northern orientation with a deck area and direct access from a living area.</p>

5.3.3 Private Open Space

The specific **objectives** are to:

- i. Ensure that the **private open space** provided for a **dwelling** is useable and meets user requirements for privacy, safety, access, active and passive outdoor recreational activities and landscaping.

Locate **private open space** to take account of outlook, natural features of the site, solar access and neighbouring **buildings** or public domain.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P17 Private open space is:</p> <ul style="list-style-type: none"> Functional and useable for residents all year round. Dimensioned to suit the projected requirements of the residents, and to accommodate outdoor recreational needs and service functions. Capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment, active recreation and children's play. Located to take advantage of outlook and 	<p>A17.1 A minimum area of private open space shall be provided for each dwelling in accordance with Table 5.</p> <p>A17.2 Private open space shall have direct access from a living area.</p> <p>A17.3 Where the private open space of a dwelling is provided at the ground level, it shall:</p> <ul style="list-style-type: none"> Include a defined hardstand area (e.g. concrete, paving, decking) of 	<p>✓ Complies</p> <p>Minimum POS areas are satisfied.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>natural features of the site.</p> <ul style="list-style-type: none"> Located to mitigate against external noise. Designed to take account of the impact of adjoining dwellings on privacy and overshadowing. 	<p>usable space which:</p> <ul style="list-style-type: none"> Is setback at least 1.2m from an external boundary. Has a minimum dimension of 5m x 4m, of which 50% shall be covered to provide protection from the elements. Have a minimum dimension of 2m for all other areas. Have a gradient no steeper than 1:20. Be adequately screened to provide privacy to residents. 	
	<p>Note: The usable private open space area excludes obstructions such as stairs, storage areas, clothes drying facilities, bin storage areas, hot water systems, effluent disposal, above ground rainwater tanks and the like.</p>	
	<p>A17.4 Where the private open space of a dwelling is provided at an upper level, it shall have a minimum dimension of 2m x 3m which is covered to provide protection from the elements.</p>	

5.3.4 Storage and Laundry Facilities

The specific objectives are to:

- Improve the functionality of [dwellings](#) by ensuring adequate storage areas are provided.
- Ensure that the location of storage areas does not impact on amenity, accessibility or the functionality of other spaces associated with the [dwelling](#).
- Ensure laundry and clothes drying facilities are integrated into the [development](#), can be conveniently reached, require minimal maintenance and do not detrimentally impact the streetscape.
- Ensure internal storage of an appropriate size is provided to each [dwelling](#).

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P18.1 External clothes drying facilities are provided for each dwelling that are:</p> <ul style="list-style-type: none"> Adequate and easily accessible. Well located. Visually screened from the public domain. <p>P18.2 A laundry is provided within each dwelling.</p>	<p>A18.1 Separate laundry and external clothes drying facilities shall be provided for each dwelling.</p> <p>A18.2 External clothes drying facilities are to be:</p> <ul style="list-style-type: none"> Provided at a rate of 16m of line per dwelling. Located behind the front building line. Screened from view from the public domain. 	<p>✓ Complies</p> <p>Laundry & clothes drying facilities are provided to each dwelling</p>
<p>P19 Adequate space is provided to accommodate the laundry facilities, vehicle/s and associated circulation space in a garage</p>	<p>A19.1 Where laundry facilities are provided in a garage, a clear space of at least 1.2m must be provided between any fixed laundry benches/appliances and the car space (minimum of 5.5m long) as shown in Figure 8.</p>	<p>✓ Complies</p>
<p>P20.1 Adequate, well-designed storage areas are provided for each dwelling.</p> <p>P20.2 Storage areas are sympathetically integrated into the building design.</p>	<p>A20.1 In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided per dwelling:</p> <ul style="list-style-type: none"> 1 bed: 6m³ 2 bed: 8m³ 3+ bed: 10m³ <p>A20.2 At least 50% of the required storage in A20.1 is to be located within the dwelling (excluding the garage).</p> <p>A20.3 Storage areas not located in a dwelling are to be secure and clearly allocated to specific dwellings if in a common area.</p> <p>A20.4 Where located in a garage or basement car park, storage areas must not encroach upon allocated car parking spaces.</p>	<p>✓ Complies</p> <p>Adequate storage to satisfy minimum requirements is provided to both dwellings</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required

5.3.5 Car and Bicycle Parking

The specific objectives are to:

- i. Provide convenient, accessible and safe parking to meet the needs of residents and visitors.

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
P21 Parking is suitable for the development.	<p>A21.1 Car parking is:</p> <ul style="list-style-type: none"> • Provided in accordance with Chapter G21: Car Parking and Traffic of this Development Control Plan. • Wholly accommodated within the site. <p>Note: Bedrooms and rooms capable of adaptation for bedrooms (e.g. study, media room) will be counted for parking and contributions requirements.</p> <p>A21.2 For open car spaces, the maximum allowable grades are:</p> <ul style="list-style-type: none"> • Longitudinal - 5%. • Cross fall - 6.25%. <p><i>Additional Provisions - Multi Dwelling Housing, Multi Dwelling Housing (Terraces) and Manor Houses</i></p> <p>A21.3 Secure undercover bicycle parking/ storage shall be provided at a rate of 1 bicycle per dwelling.</p> <p>Note: This space may be included in the storage space required at A20.1 and A20.2.</p>	<p>✓ Complies</p> <p>2 garaged car spaces provided to each dwelling. Gradients meet Council requirements. Development Engineer has reviewed and is satisfied with the proposed plans. Conditions to be included in the consent.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
P22 Car parking arrangements are suitable for, and consider, the surrounding road network.	<p><i>Additional Provisions - Dual Occupancy</i></p> <p>A22.1 To mitigate the adverse impacts on the surrounding road network, tandem parking in a dual occupancy development shall be limited to access streets and laneways only.</p> <p>A22.2 Where tandem parking is proposed within the front setback, the setback must be increased to at least 5.5m to promote accessibility and accommodate the front vehicle wholly within the site.</p> <p>A22.3 A vehicle parked in a tandem parking space must not impede access to an approved parking space for another dwelling.</p>	<p>✓ Complies</p> <p>Tandem parking proposed and street is suitable. Development Engineer has reviewed and has no objections subject to conditions of consent.</p>

5.4 Configuration and Design

5.4.1 Building Form, Design and Materials

The specific objective is to:

- Ensure the provision of low maintenance development that will retain an attractive appearance.
- Ensure that new development enhances and makes a positive contribution to the character of existing buildings and streetscapes and reinforces the built form and environmental conditions of the locality.
- Ensure that in rural/environmental areas or areas of scenic value, buildings complement the existing landscape value rather than detracting from it, particularly where visible from public vantage points.
- Ensure mailboxes are designed to be conveniently reached and require minimal maintenance.

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P23.1 A dual occupancy (attached) appears as a single dwelling.</p> <p>P23.2 Within rural and environmental protection zones, buildings are of a size and bulk that is compatible with the surrounding rural or environmental context in which they are located.</p>	<p><i>Additional Provisions - Dual Occupancy (Attached)</i></p> <p>A23.1 A dual occupancy (attached) is physically attached by a shared wall or connected by a roofed over structure that provides an all-weather link between the dwellings, and integrates the total development giving the outward appearance of a single dwelling. A covered walkway/breezeway will not be supported as an attachment.</p> <p>A23.2 In the RU1, RU2, RU4, E3, E4 and RU5 zones and in addition to A23.1, both dwellings must form an integrated building design. The linkage shall form part of the roofline and result in a continuous roof profile with identical pitch and continuity of design for the whole building.</p> <p>A23.3 Despite A23.2, any extension to an existing dwelling to enable a dual occupancy (attached) in the RU1, RU2, RU4, E3, E4 and RU5 zones must have a compatible design relationship with the existing dwelling. This shall be characterised by a continuous or complementary roof profile with similar pitch and continuity of design for the whole building.</p>	<p>✓ Complies</p> <p>Each dwelling is attached via a shared wall.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P24.1 The selection of building materials and design complements existing development, and is sympathetic to the streetscape and existing landscape.</p> <p>P24.2 Roof treatments are integrated into the building design and make a positive contribution to the streetscape.</p> <p>P24.3 Building walls use modulation and articulation, and are limited in length to minimise massing and bulk issues as well as impact on neighbours and the public domain/streetscape.</p> <p>P24.4 The building design, detailing and finish provide an appropriate scale to the street, add visual interest and enable differentiation between dwellings when viewed from the public domain.</p> <p>P24.5 External metallic wall and roof materials are suitable and minimise reflectivity.</p> <p>P24.6 The development incorporates passive environmental design.</p>	<p>A24.1 New development, including alterations and additions, shall complement existing built form and be sympathetic to the streetscape.</p> <p>A24.2 Roof design is to be integrated harmoniously with the overall building form through the incorporation of:</p> <ul style="list-style-type: none"> • Complimentary building materials. • Design proportionate to overall building size, scale and form. • Balanced composition of solid and void elements. • Integration of service elements. • <p>A24.3 Building design shall use detail, modulation and articulation of building elements to:</p> <ul style="list-style-type: none"> • Enable each dwelling to be identified from a public road. • Articulate facades and to minimise the length of unbroken walls and glazed areas. <p>A24.4 Buildings shall have a maximum unarticulated length of 15m to a public street frontage.</p> <p>A24.5 In rural/environmental areas or areas of scenic value, the external building materials and colours are to blend with the surrounding landscape.</p> <p>A24.6 External metallic walls and roof surfaces shall consist of colours and finishes that will minimise the reflectivity of the surface when viewed from the public domain or another dwelling.</p> <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A24.7 Variation to each dwelling must be provided to present different but compatible design elements.</p> <p>A24.8 Mirror reversed facades fronting the street are to be avoided.</p> <p>A24.9 Both dwellings in a dual occupancy (attached) shall be constructed using</p>	<p>✓ Complies</p> <p>The proposed building is designed to appear as a single building. It is well articulated and incorporates a variety of building materials and integrates variations to the façade walls to create interest and articulation.</p> <p>✓ Complies Page 25 of 52</p> <p>The proposal provides enough variation to differentiate between the two dwellings whilst maintaining a consistency with colours and materials.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P25 Garages and parking structures are sited and designed to:</p> <ul style="list-style-type: none"> Add visual interest. Provide opportunity for passive surveillance. Not dominate the street frontage. 	<p>A25.1 Garages are compatible with design of the building.</p> <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A25.2 The cumulative width of garage facades addressing the street must not exceed 9m or 50% of the length of the frontage, whichever is the lesser.</p> <p>A25.3 Co-joining of double garages is not supported unless one double garage is offset from the other by at least 2m.</p>	<p>Non-compliant with AS but will comply with PC.</p> <p>The garage facades' measure a total of 12.01m, and the frontage of the lot is 18.5m of which 50% is 9.25m, and the frontage of the building is 17.3m of which 50% is 8.65m.</p> <p><u>Applicant Request</u> The applicant has requested that Council undertake a merit based assessment of the proposal and provided the following justification for the variation.</p> <ul style="list-style-type: none"> The proposed double garages are offset in excess of 2m and are considered to be maintained within the front façade of each dwelling appropriately. Each unit provides substantial front wall articulation to lessen the visual impact of garage wall openings from the public domain. The garage element is not considered to be the main point of visual focus when viewed from the street. <p><u>Comment</u> The garages are recessed, and the design of the frontage includes a portico and a balcony for each dwelling, which provide visual interest and address the street frontage appropriately. It is considered that the garages do not dominate the street frontage and the design meets the performance criteria of the control. The request to vary the restriction is supported.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
P26 Mailboxes, numbering and external storage facilities, as well as associated signage, are sited and designed for attractive visual appearance and efficient and convenient use.	<p>A26.1 Individual mailboxes shall be located close to each dwelling entry, or a mailbox structure located close to the major pedestrian entry to the site, that complies with the requirements of Australia Post.</p> <p>A26.2 Adequate numbering system and signage is to be provided.</p>	✓ Complies

5.4.2 Fences and Walls

The specific objectives are to:

- To ensure boundary fencing is of a high quality, promotes safety and surveillance and does not detract from the streetscape or public domain.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P27.1 Front fences and walls:</p> <ul style="list-style-type: none"> Enable some outlook from buildings to the street for safety and surveillance. Do not impede the safety of pedestrians and cyclists with the movement of vehicles between the property and the roadway. Avoid negatively impacting on the aesthetic and spatial quality of the street. Assist in highlighting entrances and in creating a sense of communal identity within the streetscape. Are designed and detailed to provide visual interest to the streetscape. Are constructed of materials compatible with the proposed development and with examples of fences and walls in the streetscape to offer a sense of continuity. Are compatible with facilities in the street frontage area, such as mailboxes and waste collection areas. 	<p>A27.1 Front fences and walls along the primary frontage (see Figure 9), shall be no higher than 1.2m (averaged for sloping sites).</p> <p>A27.2 On a corner lot, the fence or wall along the secondary frontage, behind the front building line (see Figure 9), shall be no higher than 1.8m.</p> <p>A27.3 Despite A27.2, the front fence or wall for a rear dual occupancy dwelling on a corner lot shall be no higher than 1.2m (see Figure 10).</p> <p>A27.4 A fence or wall along a primary or secondary frontage must contain:</p> <ul style="list-style-type: none"> Open elements that make it at least 50% transparent; or Where there are solid panels, articulated elements such as landscape screening, setbacks and varied materials. 	- N/A

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<ul style="list-style-type: none"> Do not impede safe sight distances for road users and pedestrians along the adjoining roadway. <p>P27.2 The use and/or design of fences and walls in streetscapes of significance are appropriate to the heritage or environmental context.</p>	<p>A27.5 Despite A27.1 and A27.3, front fences and walls higher than 1.2m will only be supported where all the following is satisfied:</p> <ul style="list-style-type: none"> The site is located on a classified road with high traffic volumes. The site is not located in an area with an established heritage character. The fence and/or wall does not exceed 10m in length without some articulation or detailing to provide visual interest. Landscape planting is included within a 1.5m setback between the fence/wall and the boundary to achieve mature heights of at least 1.5m. <p>A27.6 Fences and walls along a primary or secondary frontage shall maintain appropriate sight distances for road users and pedestrians in accordance with the relevant Australian Standards.</p> <p>A27.7 The design and materials of front fences or walls is to be compatible with the surrounding streetscape.</p> <p>A27.8 Solid metal fencing shall not be erected along a primary or secondary frontage.</p>	

5.4.3 Universal Design

The specific **objectives** are to:

- Ensure a suitable proportion and wider variety of **dwellings** include layouts and design features to accommodate the changing access and mobility requirements of residents and visitors.
- Promote ageing in place by extending the usability of **dwellings** to meet 'whole of life' needs of the **community**.

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P28.1 Ensure that a suitable proportion and wider variety of dwellings include layouts and design features to accommodate the changing access and mobility requirements of residents and visitors.</p> <p>P28.2 Promote ageing in place by extending the usability of dwellings to meet 'whole of life' needs of the community.</p> <p>P28.3 The required proportion of new Class 1a or 2 dwellings achieve appropriate levels of accessibility or are designed to be 'easily and affordably adaptable'.</p> <p>Note: 'Easily and affordably adaptable' includes the future installation or alterations of inclusions to comply with the requirements of a silver standard as outlined in the 'Livable Housing Design Guidelines'. It does not include alterations and additions resulting in a change to the configuration of a room but may include, for example, the installation of a future domestic elevator or lift meeting compliance with a silver standard as outlined in the 'Livable Housing Design Guidelines'.</p> <p>P28.4 Access is provided from the car parking space located on the premises to the principal entrance of the dwelling and access to and within the following areas:</p> <ul style="list-style-type: none"> • A bedroom. • Laundry. • A bathroom that includes a shower, • WC and vanity. • Kitchen. • A living area. 	<p>A28.1 All Class 1a and 2 developments, as defined in the Building Code of Australia, should provide accessible or adaptable housing at the following rate:</p> <ul style="list-style-type: none"> • Developments containing 3-10 dwelling – 1 dwelling. • Developments containing 11 – 40 dwellings – 2 dwellings. • Development containing 41 – 60 dwellings – 3 dwellings. • Development containing 61 – 80 dwellings – 4 dwellings. • Developments containing 81 – 100 dwellings – 5 dwellings. <p>A28.2 The required proportion of new Class 1a or 2 dwellings, should be designed so the dwelling can be easily and affordably adaptable at a later date. In this regard the Silver Standard for accessibility as outlined in the Livable Housing Design Guidelines.</p>	<p>- N/A</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<ul style="list-style-type: none"> An external private open space. 		

5.5 Environment

5.5.1 Water Management and Conservation

The specific [objectives](#) are to:

- Ensure the protection of public health, surrounding land and the natural environment including soils, groundwater and surface waters.
- Encourage harvesting of rainwater and the incorporation of pervious areas.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P29 Stormwater is appropriately accommodated in the design including:</p> <ul style="list-style-type: none"> Stormwater from roofed areas is collected, stored and/ or conveyed to appropriate discharge points or disposal areas. Paved areas associated with buildings and driveways are graded and drained to minimise the discharge of surface water onto adjoining land. Permeable areas are utilised to reduce stormwater runoff. 	<p>A29.1 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. This could be:</p> <ol style="list-style-type: none"> A gutter or table drain in a road reserve, or A stormwater easement or easement to drain water, or A disposal/absorption trench, where (a) and (b) above are not available, and soil conditions are suitable, or A water tank / on-site detention system with an overflow connected to a disposal method in (a), (b) or (c) above. <p>A29.2 Surface water from paved areas including driveways is to be directed to an approved discharge point (see A29.1) that minimises impact on adjoining land.</p> <p>Note: The method selected for the discharge point in A29.1 and A29.2 above will be assessed against</p>	<p>✓ Complies</p> <p>The Development Engineer has reviewed the plans and small changes have been made as suggested to ensure that the stormwater is draining to the street and the rainwater tank is located outside of the drainage easement adjacent to the western boundary.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	the suitability and hydraulic capability including pipe size and/or soil type.	
	A29.3 Where the area of buildings, pavement and other impervious areas exceeds 65% of the site area, the proposal is to include details of the methods to be used to harvest rainwater and minimise increased runoff to surrounding land and public stormwater infrastructure. The details are to include assessment of predevelopment and post development stormwater flows.	

5.5.2 Servicing

The specific objectives are to:

- i. Ensure residential areas are provided with essential services in a timely, cost effective and efficient manner

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
P30.1 Development is adequately and safely serviced.	A30.1 Services and utilities including electricity, gas, water, sewer, roads and drainage must be available for the initial development and ongoing development needs.	✓ Complies The proposal is able to be connected to the various services.
P30.2 The design and provision of public utilities, including sewerage, water, electricity, street lighting, telecommunication/ internet and gas services conform to the cost-effective performance measures of the relevant servicing authority.	A30.2 Where connection to the services outlined in A30.1 is not available, the development application must provide alternatives to Council's satisfaction.	
P30.3 Compatible public utility services are co-ordinated in common trenching in order to minimise construction costs for underground services.	Note: Refer to Chapter G8: Onsite Sewage Management of this Development Control Plan for further details on the management of sewerage in areas without reticulated services.	
P30.4 Water supply for domestic and firefighting purposes is appropriate for the location and development type	A30.3 Individual water meters will be required to assist the individual billing of each dwelling. <i>Additional Provisions - Dual Occupancy</i>	

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	A30.4 In the case of dual occupancy (detached) , the electricity service to the dwelling furthest from the street is to be underground (excluding corner lots).	

5.5.3 Waste Management

The specific **objectives** are to:


- Ensure **waste storage and recycling areas** are designed to be conveniently reached and require minimal maintenance.
- Ensure **waste storage and recycling areas** are attractive and compliment the streetscape.
- Ensure appropriate kerbside frontage is provided for bin presentation and collection.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P31.1 Bin storage, presentation and collection arrangements:</p> <ul style="list-style-type: none"> Are appropriate for the nature of the development. Consider site configuration and adequate street frontage, especially lots at the head of cul-de-sacs and battle-axe lots. <p>P31.2 Bin storage is sited and designed for attractive visual appearance and for</p> <ul style="list-style-type: none"> efficient and convenient use. 	<p>A31.1 For each dwelling in a development, the kerbside frontage required for waste collection is at least 1m per bin, 0.5m separation between bins and 1m behind each bin.</p> <p>Note: If kerbside bin collection is not a suitable option, alternative waste collection options must be considered including an onsite storage and collection area (including safe access and/or turning circle). Refer to Chapter G7: Waste Minimisation and Management Controls of this Development Control Plan for more information.</p> <p>A31.2 Bin storage area/s are required and must be identified on the site plan for all developments, regardless of whether waste is collected from the kerbside or via alternative waste servicing options.</p> <p>A31.3 Bin storage areas must be located behind the front building line and where visible from the street, must be appropriately screened to conceal</p>	<p>✓ Complies</p> <p>Adequate kerbside space available for kerbside collection and adequate space provided within sites for bin storage.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	<p>the contents from the public domain and adjacent properties.</p> <p>A31.4 Where a bin storage area is also the waste collection area or where a communal waste storage and recycling area is provided, it shall be:</p> <ul style="list-style-type: none"> • Provided with a water tap for wash down purposes and drained to connect to the main sewer. • Roofed to comply with Council's requirements. • Readily accessible from within the site and serviceable from the adjoining roadway. <p>A31.5 Bins must be able to be easily manoeuvred from the bin storage area for presentation at the kerbside.</p>	N/A

Planning Report – S4.15 Assessment – 36 Yarrawonga Dr Mollymook Beach – Lot 304 DP 1234415

	Planning Report S4.15 Environmental Planning & Assessment Act 1979
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DA Number	DA21/2348
Property	36 Yarrawonga Dr Mollymook Beach
Applicant(s)	Buildcert Planning
Proposal	Construction of two storey attached dual occupancy with Torrens subdivision
Zone	R1 General Residential
Date of Application	8/11/2021
Recommendation	Approval Subject to Conditions

Proposal

The application seeks approval to construct an attached two storey attached dual occupancy, retaining walls with Torrens Title subdivision. The key aspects of the proposal include:

- Construction of a two storey attached dual occupancy, with retaining walls with Torrens subdivision.
- Each unit addressing the street frontage by a single garage door, considered window fenestration, front wall articulation and portico entry.
- Both units have covered outdoor living areas and level open space areas accessed from the main internal living areas.
- Each unit has 4 bedrooms, centrally located bathroom and laundry, open plan kitchen, dining area and living area.
- Proposed GFA of Unit 1 is 203.25m² and Unit 2 is 205.52m².
- Overall maximum height is 7.3m.
- Earthworks propose a cut of 1.5m and fill <300m.
- Each unit provided with a minimum 4,000L rainwater tank.
- Torrens title subdivision: Lot 1 = 411.4m², Lot 2 = 318.7m².

Subject Site and Surrounds

The subject site is located on the northern side Yarrawonga Drive, approximately 172 metres west of Kooralbyn Way, in Mollymook Beach. The site is rectangular in shape and has a frontage to Yarrawonga Drive 20 metres, a depth of 35 metres and total area of 730.10m² and is currently vacant.

Topographically, the land slopes from the North East to the South west with a cross fall of approximately 5m.

The site is affected by a sewer easement on the western and southern boundary of the site. The site is also affected by a number of restrictive covenants regarding design and construction of a dwelling. The proposal is generally consistent with the restrictions.

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The site is in the R1 General Residential zone and is a vacant and cleared lot. Lots adjoining the site to the east is a single storey dwelling and to the north is vacant land that is cleared immediately adjoining lot but contains native forest that adjoins houses that face Garside Rd.

This area was part of the new land release extension of the Yarrawonga Estate and the emerging built form character is similar to the wider surrounding character which consists of recently constructed single storey and two storey residential dwellings.

Aerial Photo / Locality Plan



CL22.470 - Attachment 2

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Fig 1: View looking east through subject site



Fig 2: View looking north towards the adjoining undeveloped bushland lot

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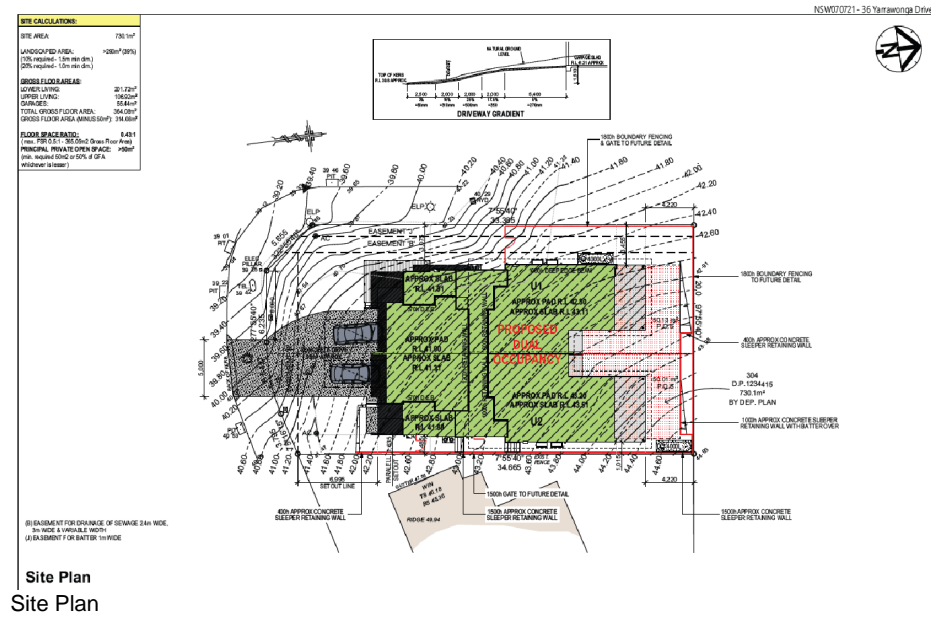


Fig 3: View looking to existing development to the eastern and front southern boundary of subject site

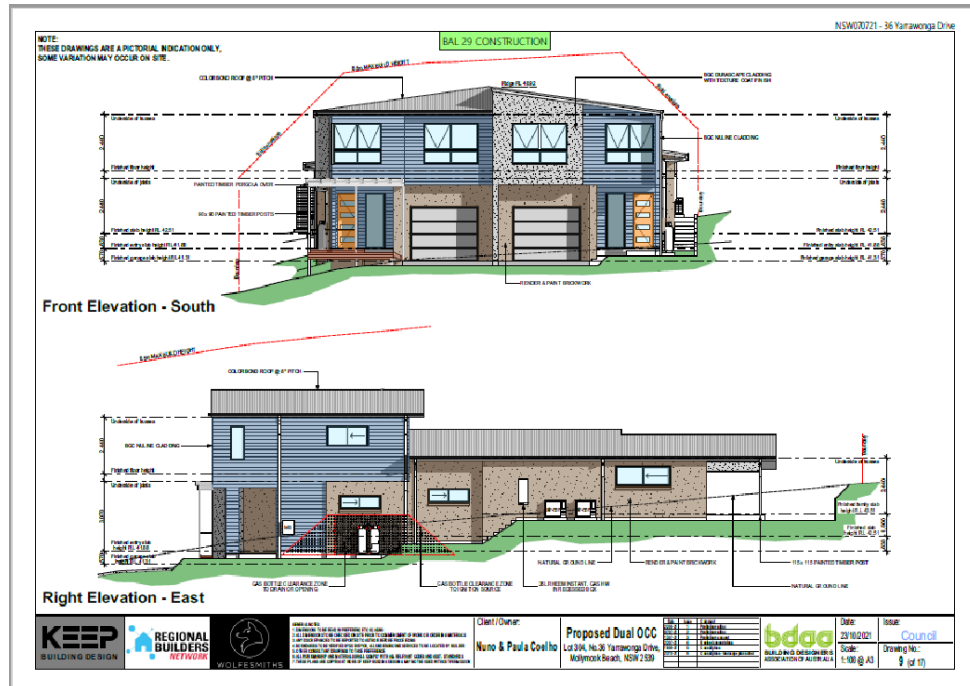


Fig 4: View looking north-east towards existing development to the east of subject site

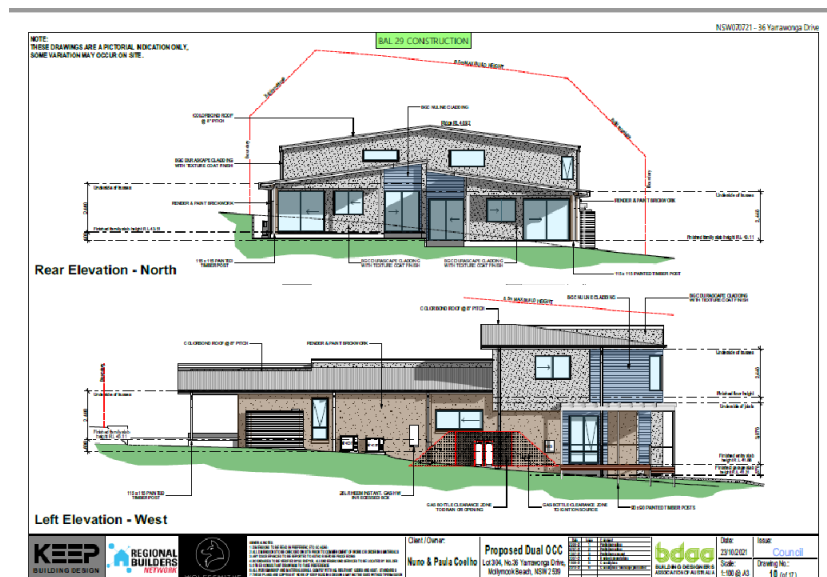
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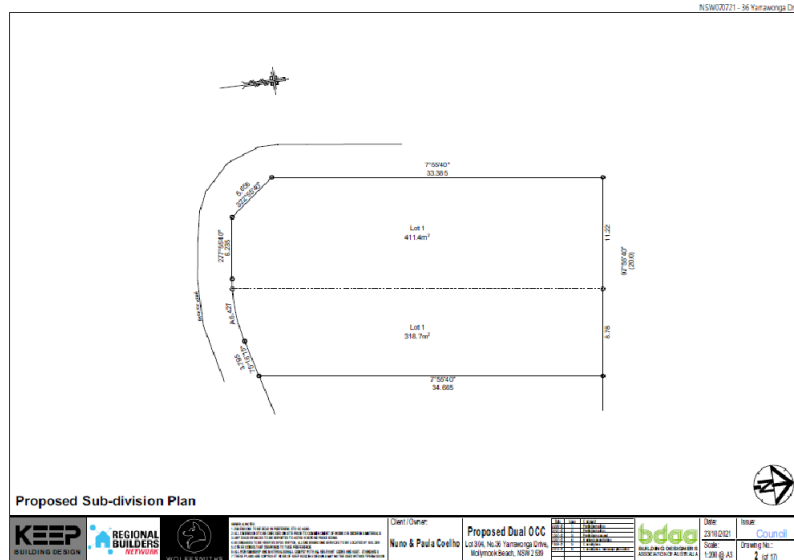


South & East Elevations



Planning Report – S4.15 Assessment – 36 Yarrawonga Dr Mollymook Beach – Lot 304 DP 1234415

North & West Elevations



Subdivision Plan

Background and History

Pre-application discussions

There have been no pre-application discussions prior to lodgement of the application.

Amendments during the process

No amendments occurred during the application process

Planning Application History

There is no directly relevant history or background for this application.

Consultation and Referrals

Internal Referrals

The application was referred internally to the following Council areas:

Referral	Recommendation	Comment
Development Engineer	No objection subject to imposition or relevant conditions of consent	Conditions to be included on consent
Shoalhaven Water	No objection subject to imposition of relevant	Standard conditions regarding compliance with Shoalhaven Water

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	conditions of consent	requirements to be imposed on consent.
GIS	No objection subject to imposition of relevant conditions of consent	Conditions to be included on consent

External Referrals

The application was referred externally to the following external authorities:

Agency	Recommendation	Comment
Rural Fire Service – Integrated Development	General terms of approval (GTAs) for the integrated development and BFSA have been provided.	Condition for compliance with GTAs will be included in the consent.

Assessment

Economic/Social/Environmental Impacts

The application is assessed under Section 4.15 of the Environmental Planning and Assessment Act 1979, including the following matters:

(a) Environmental Planning Instruments and DCPs.

Biodiversity Conservation Act 2016 and Biodiversity Conservation Regulation 2017

A site inspection has been undertaken along with a desktop review and it is concluded that the proposed development is unlikely to have a significant impact.

A review of the proposed development against the BOS triggers has concluded that the proposal does not trigger entry into the BOS.

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 3 Koala Habitat Protection 2020

Question	Yes		No	
1. Does the subject site have a site area >1ha or does the site form part of a landholding >1ha in area?	<input type="checkbox"/>	Proceed to Question 2	<input checked="" type="checkbox"/>	Assessment under SEPP not required.

Chapter 4 Koala Habitat Protection 2021

Question	Yes		No	
1. Is there an approved koala plan of management for the subject land?	<input type="checkbox"/>	Proceed to Question 2	<input checked="" type="checkbox"/>	Proceed to Question 3
2. Is the proposed development consistent with the approved koala plan of management that applies to the land?	<input type="checkbox"/>	Proposal satisfactory under SEPP.	<input type="checkbox"/>	Application cannot be supported.

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Question	Yes		No	
<p>3. Has information been provided to Council by a suitably qualified consultant that demonstrates that the land the subject of the development application:</p> <p>a) Does not include any trees belonging to the koala use tree species listed in Schedule 2 of the SEPP for the relevant koala management area, or</p> <p>b) Is not core koala habitat, or</p> <p>c) There are no trees with a diameter at breast height over bark of more than 10cm, or</p> <p>d) The land only includes horticultural or agricultural plantations</p>	<input type="checkbox"/>	Proposal satisfactory under SEPP as (a), (b), (c) or (d) is satisfied.	<input checked="" type="checkbox"/>	Proceed to Question 4
<p>4. Is the proposed development likely to have an impact on koalas or koala habitat?</p>	<input type="checkbox"/>	Proceed to Question 5	<input checked="" type="checkbox"/>	Proposal satisfactory under SEPP.

**State Environmental Planning Policy (Resilience and Hazards) 2021
Chapter 4 Remediation of Land**

Question	Yes		No	
<p>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?</p>	<input type="checkbox"/>	Proceed to Question 2	<input checked="" type="checkbox"/>	Assessment under SEPP 55 and DCP not required.

<p>2. Development consent must not be granted unless:</p> <p>(a) Where practicable, vehicular access to the land is provided by a road other than the classified road,</p> <p>(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:</p> <p>(i) the design of the vehicle access to the land, or</p> <p>(ii) the emission of smoke or dust from the development, or</p>	
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(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land.	
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State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

A valid BASIX Certificate has been submitted with the development application. The certificate demonstrates compliance with the provisions of the SEPP and is consistent with commitments identified in the application documentation. A condition is recommended ensuring the measures detailed in the BASIX certificate are implemented.

Local Environmental Plans

Shoalhaven Local Environmental Plan 2014

Land Zoning

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

Characterisation and Permissibility

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

Zone objectives

The objectives of the zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To identify land suitable for future urban expansion.

The proposed development is considered consistent with the zone objectives.

The relevant matters to be considered under Shoalhaven Local Environmental Plan 2014 for the proposed development are outlined below.

Principal Development Standards	Comment	Compliance
4.3 Height of Buildings	The property is situated within an area where there is no maximum building height specified hence 4.3 (2A) is applicable where there is no maximum height for any land, the height of a building on the land is not to exceed 11 metres. The proposal has a maximum height of 7.3m and as such is under the 11m height limit.	Yes
4.1A Minimum lot size for dual occupancies	The lot is 730.1m2 and they are proposing and attached dual occupancy. They are proposing to subdivide the lots as part of the application.	Yes
Miscellaneous Provisions	Comment	Compliance
5.10 Heritage Conservation	The site is not an identified heritage item, is not situated in the immediate vicinity of an item, or is situated in a heritage conservation area and as	N/A

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	such the provisions of cl.5.10 do not apply to the proposal.	
Additional Local Provisions	Comment	Compliance
7.1 Acid Sulphate Soils	The site is mapped as being Class 5 meaning that development consent is required for any works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres AHD. The proposal is satisfactory with regard for the objectives and provisions of cl.7.1	Yes
7.2 Earthworks	The proposed dwellings have been appropriately sited to minimise cut and fill with site disturbance being limited to the amount required to accommodate footings and services. The proposal is satisfactory in regard the objectives and provisions of cl.7.2	Yes

Shoalhaven Development Control Plan 2014

The relevant matters to be considered under Shoalhaven Development Control Plan 2014 for the proposed development are outlined below.

Generic Chapters
G1: Site Analysis, Sustainable Design and Building Materials Chapter G1 defines the controls in relation to the management of the built and natural environment in particular in relation to site analysis, energy efficiency and solar access, as well as building materials in rural and coastal areas. A suitable site analysis plan and elevations showing the proposed materials have been submitted as part of the application and is deemed acceptable.
G2: Sustainable Stormwater Management and Erosion/Sediment Control Chapter G2 gives applicants guidance about how to implement sustainable stormwater management in the development application process, provide design principles for stormwater management that assist development and outline controls for the management of stormwater (including water quality, waterway stability, detention, erosion and sediment control). In this regard, Council's Development Engineer has reviewed the plans of the proposed development and provided conditions accordingly. Standard conditions regarding erosion and sediment control are to be included in any consent issued.
G5: Biodiversity Impact Assessment The lot adjoins a vacant R1 zoned lot to the west which is still in part in its natural state which Council's Environmental Assessment Officer (EAO) has advised has a tree that is a Powerful Owl nesting tree. The tree is about 100m from the proposed site and the EAO has assessed the impact as being minor considering the lot is clear of vegetation, the distance from the proposed development is >100m and it has minimal outlook to the bushland in question therefore , the

Planning Report – S4.15 Assessment – 36 Yarrawonga Dr Mollymook Beach – Lot 304 DP 1234415

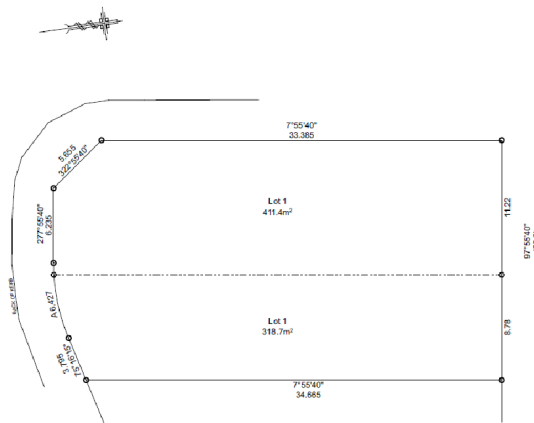
application does not meet the criteria for the completion of a Flora and Fauna Assessment as per DCP Chapter G5. Staff have reviewed the thresholds into the Biodiversity Offset Scheme and can confirm that the application does not trigger entry into the scheme.

G7: Waste Minimisation and Management Controls

The provisions of Chapter G7 apply to the proposed development. A Waste Minimisation and Management Plan (WMMP) was provided with the application. Any consent issued should include standard conditions requiring compliance with this WMMP.

G11: Subdivision

The application is for dual occupancy with Torrens title subdivision. The application is proposing to result in two lots as follows: Lot 1: 411.4m², Lot 2: 318.7m²



5.24 Dual Occupancy subdivision

- A condition will be included in the consent requiring the dual occupancy to be completed prior to subdivision certificate being issued.
- A condition will be included requiring all conditions to be met prior to the issue of an occupation certificate.
- Kerb and guttering is existing and the development Engineer has provided conditions for the driveway cross over approvals.
- Each lot has legal and practical access.
- No views will be affected.

G13: Medium Density and other Residential Development

The applicant has provided a basic assessment of the proposal against the relevant Performance Criteria of Chapter G13 in the submitted Statement of Environmental Effects (SEE). A detailed assessment against the Acceptable Solutions is provided at Appendix 1.

G21: Car Parking and Traffic

The provisions of Chapter G21 apply to the proposed development. There is provision for a

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minimum of four car spaces (2 for each dwelling) on the site which is consistent with the car parking requirements for a two 4 x bedroom dwellings.

Planning Agreement or Draft Planning Agreement

There are no draft environmental planning instruments that are on exhibition or have been exhibited but not yet gazetted that apply to the site or that relate to the proposed works.

(b) Other Impacts of the Development

The proposed development will not cause any unacceptable amenity impacts to neighbouring properties or visual impacts to the streetscape. It is considered that the proposal will have no significant detrimental effect relating to environmental, social or economic impacts on the locality, subject to appropriate conditions being imposed.

(c) Suitability of the Site for the Development

The proposal is deemed to be a suitable development of the site and is not considered to give rise to any adverse amenity impacts to the adjoining properties or visual impacts to the streetscape.

(d) Consultation

Community Consultation

The proposal was notified by way of letter to surrounding neighbours for a period of 14 days. Thirteen (13) submissions have been received from a total of 9 submitters. One submitter made 3 submissions and 2 submitters made 2 submissions.

Issue	Planning comment / response
Side boundary setbacks inadequate	The setbacks are 1.015m to the eastern side boundary and 3.455m to the western boundary which meet the DCP requirements
Privacy	There is no privacy or overlooking issues to adjoining neighbours as the rear living areas and Private Open Space (POS) are on the ground floor and the dwellings have been set down into the site. The fences between properties will provide privacy. One of the neighbours across the road is concerned about overlooking from the front deck and first floor verandahs. Given the distance between houses and the fact that it is an entry deck and facing a public road there will be no privacy impacts.
Solar Access	The applicant has provided shadow diagrams that indicate that the house to east which has solar panels on the roof will receive a minimum of three hours sunlight on June 21.
Parking	Many of the submitters are concerned about the parking of cars related to the dual occupancy having 4 bedrooms each. The plans indicate two car parking spaces for each dwelling which complies with Councils DCP requirements for dual occupancies. The parking rate includes visitor parking.
Traffic	Concerns raised about increased traffic impacting on the

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	amenity of what is now a quiet street and compromising access for emergency services and Council services. The dual occupancy development is not expected increase traffic to a point that will have any adverse impacts on the road network. The impacts of traffic would have been a consideration at the subdivision stage when the road layout was designed and would have considered the ability of lots to have dual occupancy developments.
Amenity impacts	Concerns over amenity impacts on the surrounding low density neighbourhood will be adversely impacted. The lots are zoned R1 and R2 in the locality both of which allow for dual occupancy development with Council approval and also as complying development.

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Concerns raised that the proposed dual occupancies are of a bulk and scale which is out of character with the single storey well-kept, owner-occupied homes in the area.

It is considered that the proposed two storey modern design is consistent with the character of residential development in the vicinity which also use similar pitched roofs and mixed building material cladding. There are several substantial two storey homes in the vicinity that are of a similar bulk and scale.

The future type of occupation whether it be owner occupied or a rental is not relevant to development assessment.

The impact on housing value is not a planning consideration (section 4.15 consideration). Land valuation is a complex area and attributable to a number of considerations.

Dual occupancy development is a permissible use in the R2 zone. There have been many dual occupancy developments in the Mollymook area which have had no adverse impacts on house values but provide for a diversity of much needed housing in the area.

Character, Tenancy & Values



37 Yarrawonga Dr



13 Yarrawonga Dr



28 Yarrawonga Dr



10 Yarrawonga Dr



4 Yarrawonga Dr



8 Yarrawonga Dr

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Holiday Letting	The potential for holiday letting is not a consideration for development approval and is allowable under the SEPP Affordable Rental Housing – Short Term Accommodation which applies to the entire State.
Earthworks & Retaining Walls	<p>Concerns of retaining wall on the boundary could destabilise existing fencing and impact on the neighbouring properties.</p> <p>There is a proposed cut into the rear of the site that is to be retained by a retaining wall along the side and rear boundaries which is 1.5m at its deepest point gradually reducing over the length of the boundary down to 400mm. Conditions will be place in the consent to ensure the retaining wall is appropriately engineered and contained within the site boundaries, and that an assessment is made of on the impact of any excavation that is within 0.9m and extends below any structures foundations.</p>

Ulladulla Community Forum made a submission on 19.12.2021 requesting Council hold off on the determination of the two dual occupancy (DA21/2359 & DA21/2348) DAs until after their meeting on 7 February 2022. Council responded advising that that there were timeframes that Council must abide by in determining applications and that we cannot hold applications without a good reason.

A further email submission from the Forum was received on 3.2.2022 and 15.2.2022, stating that the Forum had visited both sites believing the proposed two dual occupancies were too bulky for the sites and would detract from the well cared for streetscape, due to most housing being single storey owner occupied dwellings. The Forum had resolved that the proposed sizes of both dual occupancy DAs were not appropriate for the area given the current streetscape and that there would be issues with parking, garbage truck movements and delivery trucks. These are similar issues to what was raised during the notification period and have been addressed above.

A further 13 submissions, 4 from previous submitters, have been received since the notification period has ended which raise similar issues to the ones received during the notification period and addressed above.

The applicant has provided a response to the submissions which is summarised below.

- Solar access to north facing windows of 31 Yarrawonga Dr remain predominantly undeterred.
- The design responds to the topography of the land, minimizing excessive earthworks.
- The design provides articulation, a modernized design form, is sympathetic to the desired future character of the area and the bulk is not considered to be excessive for the locality.
- The FSR and scale is appropriate, the breakup of the front wall lessens the visual effect of the bulk.
- The two driveways on 32 Yarrawonga Dr are appropriate given the slope, sight lines and safety have been considered.
- Both developments are car parking compliant with ample space on site to mitigate the need to park on the roadway.
- Setbacks are compliant and balconies off upper floor bedrooms do not pose privacy impacts and allow for passive surveillance.

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- Each dwelling achieves sufficient POS, landscaping, and residential amenity.
- Dual occupancy development is permissible in the low density zone.
- Neighbouring solar panels receive more than 4 hours solar mid winter.
- Not anticipated that each dwelling is likely to generate a high volume of vehicle usage.
- The established roadway is considered sufficient to cater for increased traffic demand which would have been assessed at the subdivision stage.
- Retaining walls do not infringe on neighbouring properties and will have appropriate drainage and structural reinforcement.
- The design corresponds with the intentions of the locality and zone establishing a variety of housing types and densities.

(e) The Public Interest

It is considered that the proposal will have no detrimental effect on the public interest, subject to appropriate conditions being proposed.

Developer Contributions

Section 7.11 Contributions

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 Medium Density/Dual Occupancy development for the purpose of calculating contributions under the Plan.

Section 7.11 contributions will be levied for a dual occupancy (2 x 4 bedroom units).

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Developer Contributions - Google Chrome

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Section 7.11 ET Calculations - DA21/2348 (UPN: 120578)

Close

Reset

Print

Return Calc

☒ Residential
 ☐ Non-Residential

Calculation Type:
 Medium Density/Dual Occupancy

Medium Density/Dual Occupancy

	Existing	Proposed
1 Bedroom Dwelling (Affordable Rental Housing SEPP)	0	0
2 Bedroom Dwelling (Affordable Rental Housing SEPP)	0	0
3 Bedroom Dwelling (Affordable Rental Housing SEPP)	0	0
4 Bedroom Dwelling (Affordable Rental Housing SEPP)	0	0
Lots/Dwellings (not via Affordable Rental Housing SEPP)	1	2
Boarding House Bedrooms	0	0
Total ET		1
		0

Application: DA21/2348

UTE: 120578

Fin Year: 2021/22

Calculation ID

Address: 36 Yarrawonga Dr, MOLLYMOOK BEACH

Location: Lot 304 DP 1234415

UTE: 120578

Stage: 1

Calculate ET

Contribution Total: \$13,222.21

Get Projects

Reset Calculation

Save Contributions

Delete Contributions

Create Payment Advice

Recipient:

N M Coelho & P V Coelho

Address:

6 Whale Street

CATHERINE HILL BAY

NSW 2281

CATHERINE HILL BAY

Project	Description	Benefit Area	Contribution Amt	Qty	ContributionADD
05AREC0005	Planning Area 5 - Active recreation facility upgrades various locations	01 Equivalent Tenement	\$1,054.53	1	\$1,054.53
05CFAC2010	Southern Shoalhaven Branch Library	01 Equivalent Tenement	\$530.63	1	\$530.63
05ROAD2001	Bishop Drive extension (Northern Link Road)	01 Equivalent Tenement	\$5,584.38	1	\$5,584.38
05ROAD3061	Matron Porter Drive - Princes Highway to Leo Drive, Mollymook	02 Equivalent Tenement	\$1,827.74	1	\$1,827.74
CWAREC5005	Shoalhaven Community and Recreational Precinct ScaRP Cambewarra Road Bomaderry	05 Equivalent Tenement	\$1,104.42	1	\$1,104.42
CWCFAC5002	Shoalhaven Entertainment Centre (Bridge Road Nowra)	05 Equivalent Tenement	\$834.71	1	\$834.71
CWCFAC5006	Shoalhaven City Library Extensions (Berry Street, Nowra)	01 Equivalent Tenement	\$1,292.05	1	\$1,292.05
CWCFAC5007	Shoalhaven Regional Gallery	01 Equivalent Tenement	\$70.93	1	\$70.93
CWFIRE2001	Citywide Fire & Emergency services	01 Equivalent Tenement	\$139.37	1	\$139.37
CWFIRE2002	Shoalhaven Fire Control Centre	01 Equivalent Tenement	\$203.89	1	\$203.89
CWMGMT3001	Contributions Management & Administration	01 Equivalent Tenement	\$579.56	1	\$579.56

Conclusion

Subject to the conditions of consent the proposal is considered to be consistent with regard to the Matters for Consideration under Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*. The proposed development is consistent with relevant SEPPs, and the provisions of *Shoalhaven LEP 2014* and *Shoalhaven DCP 2014* because the proposal will not generate any

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significant adverse impacts to surrounding neighbours or the environment. Accordingly, the proposal is recommended for approval.

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. DA21/2348 for a two storey attached dual occupancy at 36 Yarrawonga Drive, Mollymook Beach (Lot 304 DP1234415) be approved subject to the conditions outlined in the development consent.

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Appendix 1

a) Assessment Table G13 Medium Density & Other Residential Development

1) 4 Objectives

The **objectives** are to:

- i. Ensure a comprehensive design-oriented approach to housing resulting in high quality urban design, **development** and residential amenity.
- ii. Set appropriate environmental criteria for energy efficiency, solar access, light spill, privacy, noise, vehicular access, parking and open space.
- iii. Allow for efficient use of existing services and facilities, including utility services, transport systems and community facilities.
- iv. Maintain and enhance the amenity of existing and future residential areas.
- v. Promote wider and more **affordable housing** choice in Shoalhaven.
- vi. Allow opportunities for home **owners** to receive rental income or provide relatives with self-contained accommodation.
- vii. Implement agreed strategic directions and respond to demographic needs (e.g. the ageing population).

2)

3) 5 Medium Density Development

5.1 Principle Controls

5.1.1 Minimum Lots Size

The specific objectives are to:

- i. Ensure the **development** site is of a sufficient size and shape to achieve required **Development Control Plan** provisions (e.g. **landscaped areas**, **private open space**, car parking, **building** separation, on-site **effluent** disposal (where required), services and the like) in a practical and efficient way.
- ii. Ensure that any **lot** consolidation/ amalgamation avoids the isolation of smaller **lots** surrounded by larger **developments**.
- iii. Encourage **development** that responds to the site and surrounding streetscape characteristics.
- iv. Preserve and enhance the amenity and environmental character of the **locality** and minimise adverse impacts on residents and neighbours.
- v. Encourage the sharing of facilities and services such as car parking and **waste** collection.

Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
P1.1 To promote good built form outcomes and the efficient utilisation of land, lot consolidation/ amalgamation avoids the isolation of smaller lots that would prevent future medium density development on those lots.	<i>Additional Provisions - Dual Occupancy</i> A1.1 The minimum lot size of the development site meets the requirements of Shoalhaven LEP 2014, and the following minimum standards: • Dual occupancy (attached) - 500m2. • Dual occupancy (detached) - 700m2.	✓Complies The application proposes an attached dual occupancy on 730.1 m ² .
P1.2 To create lots of an appropriate size for the purpose including:	Note: Despite A1.1 above, the minimum lot size of the existing lot for the purpose of a dual	

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Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
<ul style="list-style-type: none"> Provision for building footprint, landscaping, car parking, driveway, private recreation areas, manoeuvring on sites, setbacks, services and the like. Preservation of the integrity of existing or desired future streetscape and neighbourhood character to enable consistent and visually harmonious development within the locality. Provision of high quality amenity for residents and neighbours. Accommodating on-site sewage storage and disposal where a reticulated sewerage scheme is not available. 	<p>occupancy development in the R3 zone must comply with Clause 4.1B of Shoalhaven LEP 2014.</p> <p>A1.2 Minimum lot sizes, where a reticulated sewerage scheme is not available, must be increased to accommodate on-site disposal of effluent in accordance with Chapter G8: Onsite Sewage Management of this Development Control Plan.</p> <p>A1.3 A development application for a dual occupancy in the R3 Medium Density Residential zone must be accompanied by supporting written evidence to Council's satisfaction, showing that lot consolidation/amalgamation is not feasible as a result of negotiations and reasonable financial offers. Written evidence should include (not exclusively) current market valuations, letters of offer and written refusals.</p> <p>Note: If the proposed dual occupancy is located in the R3 zone, Clause 4.1B of Shoalhaven LEP 2014 requires the applicant to satisfy Council that the amalgamation of the lot with other land in the R3 zone for the purpose of medium density development is not feasible.</p> <p><i>Additional Provisions – Multi Dwelling Housing, Multi Dwelling Housing (Terraces) and Manor Houses</i></p> <p>A1.4 The development site for multi dwelling housing, multi dwelling housing (terraces) or a manor house must be:</p> <ul style="list-style-type: none"> • Of an appropriate size and dimension; or <p>Note: A site may need to be a product of</p>	

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Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
	<p>amalgamation with other land in the zone to be considered an appropriate size and dimension.</p> <ul style="list-style-type: none"> Accompanied by supporting written evidence to Council's satisfaction, showing that lot consolidation/ amalgamation is not feasible as a result of negotiations and reasonable financial offers. Written evidence should include (not exclusively) current market valuations, letters of offer and written refusals. 	

5.1.2 Density

The specific objectives are to:

- Minimise adverse impacts of higher density development in residential areas.
- Ensure that the bulk and scale of new development is compatible with existing streetscape amenity and the existing or desired future character of the area.

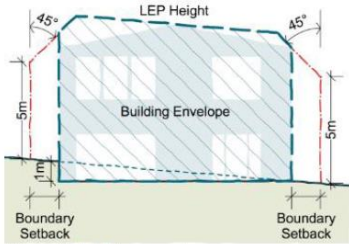
Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P2 The bulk and scale of new development, particularly on the perimeter of the development site, or where that locality or development site has heritage significance and/or distinctive character, is:</p> <ul style="list-style-type: 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>A2.1 The maximum floor space ratio or gross floor area complies with Table 1 below.</p>	<p>✓ Complies</p> <p>GFA proposed is 314m²</p> <p>FSR: 0.43:1</p>

5.1.3 Building Envelope, Heights and Setbacks

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The specific objectives are to:

- Provide practical building envelopes for development to ensure that the height and scale of new development is not excessive, relates well to the local context/streetscape and is compatible with the existing or desired future environmental character within the locality.
- Minimise the visual impacts of elements of the development that exaggerate the built form and impacts negatively on desired future streetscapes.
- Encourage design that creates desirable living conditions and ensures that the amenity of surrounding properties is properly considered and not adversely impacted.
- Allow adequate separation between dwellings (within the development) and adjoining properties to promote natural light, solar access, ventilation, landscaping and privacy.
- Retain the amenity of the public domain.

<p>P3.1 The bulk and scale of development is compatible with the existing or desired future character of the area and minimises adverse amenity impacts on neighbours, the streetscape and public domain.</p> <p>P3.2 Development enables view sharing with neighbours and the public domain.</p>	<p>A3.1 Buildings are sited within a building envelope determined by the following method: planes are projected at 45 degrees from a height of 5m above ground level (existing) at the front, side and rear boundary. See Figure 2.</p>  <p>Figure 2: Building envelope</p> <p>Note:</p> <ol style="list-style-type: none"> Exemptions to building envelope encroachments include gutter, fascias, downpipes, eaves up to 0.6m, aerials and masonry chimneys. For site slopes greater than 10%, or involving cut, fill or site excavations, the ground level (existing) and proposed building levels must be clearly identified on the plans and verified by a registered surveyor. 	<p>✓ Complies</p> <p>The building is sited within the building envelope.</p>
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<p>P4 The height of development:</p> <ul style="list-style-type: none"> Is compatible with the existing or desired future character of the area. Minimises adverse amenity impacts associated with overlooking and overshadowing of adjoining properties. Relates to the land form, with minimal cut and fill 	<p>A4.1 Building heights must comply with Clause 4.3 of Shoalhaven LEP 2014 or Shoalhaven LEP (Jerberra Estate) 2014.</p> <p>A4.2 Development on wedged-shaped lots within cul-de-sacs shall maintain a single dwelling street presentation.</p> <p>A4.3 Any two-storey dwelling component is to be located to minimise the shading of adjacent private open space.</p> <p>A4.4 The difference in building height between existing buildings and new development is compatible when viewed from the public domain.</p> <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A4.5 For dual occupancy (detached), the dwelling furthest from the street (or adjacent to a side street for a corner lot) shall be of single storey construction unless it can be demonstrated that there will be no adverse amenity impacts (i.e. overlooking and overshadowing).</p> <p>A4.6 For dual occupancy development on a battle-axe lot, both dwellings are to be of single storey construction.</p>	<p>✓ Complies</p> <p>11m height limit. A maximum height of 7.3m is proposed.</p> <p>Sited to minimise overshadowing. Shadow diagrams have been provided that indicates that the neighbour to the east receives more than adequate (>3hrs) sunlight on the shortest day of the year.</p> <p>N/A</p>
<p>P5.1 The front setback is generally consistent with adjoining development and does not undermine the integrity of the prevailing building lines.</p> <p>P5.2 The location and siting of the building complements the existing setbacks in proximity to the site, foreshore (if applicable) and the streetscape.</p> <p>P5.3 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.</p>	<p>Note:</p> <p>1. The acceptable solutions for setbacks may need to be increased or modified depending upon factors such as:</p> <ul style="list-style-type: none"> Slope of the land. Requirements for asset protection zones. Foreshore setbacks. The requirement for effluent disposal areas to be contained wholly within the lot boundaries on unsewered residential lots. Location of existing buildings. The shape of the lot. Desire to create streetscape and visual interest. <p>2. Down pipes, fascias, flues, pipes, domestic fuel tanks,</p>	<p>✓ Complies</p> <p>The front setback to the dwelling is variable from 8m to 9m which complies with Table 2.</p> <p>The side setbacks are 1.015m and 3.455m which complies and 1.65m to the second storey component, which complies.</p> <p>Rear setback is 4.22m which also complies.</p> <p>All setbacks comply with Table 2.</p>

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<p>P5.4 Setbacks avoid loss of view, undue overshadowing and provide/maintain privacy (visual and acoustic) and traffic safety.</p> <p>P5.5 Setbacks are progressively increased to reduce bulk and overshadowing while maintaining adequate daylight and sunlight.</p> <p>P5.6 Adequate levels of light and ventilation to adjoining buildings, landscaping, services and infrastructure are protected.</p> <p>P5.7 The proposal maintains adequate provision for on-site car parking.</p>	<p>cooling or heating appliances or other services, screens or sunblinds, light fittings, electricity or gas meters may encroach into the side or rear setback.</p> <p>3. Additional building line and setback controls are included in the following Chapters of this Development Control Plan:</p> <ul style="list-style-type: none"> • Chapter G6: Coastal • Management Areas. • Chapter V2: Building Lines. • Chapter V3: Miscellaneous Site • Specific Issues. • Other area specific chapters <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A5.1 Dual occupancy development in the R1, R2, R3 and RU5 zones shall comply with the setback provisions in Table 2 and Figure 3 below.</p> <p>A5.2 Dual occupancy development in the RU1, RU2, RU4, E3, E4 and R5 zones shall comply with the setback provisions in Table 3 below.</p> <p>A5.3 Garages must be setback a further 1m behind the front building line.</p> <p><i>Additional Provisions - Multi Dwelling Housing, Multi Dwelling Housing (Terraces), Attached Dwellings, Semi-Detached Dwellings, Manor Houses and Integrated Housing Development</i></p> <p>A5.4 Setbacks shall comply with the provisions in Table 4 below. Refer also to Figure 4.</p> <p><i>Additional Provisions - Integrated Housing</i></p>	
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	<p><i>Development</i></p> <p>A5.5 Despite, A5.4 above, walls may be built to internal side and rear boundaries where:</p> <ul style="list-style-type: none"> • Maximum wall height is 3.5m unless matching an existing or simultaneously constructed wall. • Maximum wall length is 50% of each of the abutting property boundaries. 	
	<p>Note: Internal side and rear boundaries refer to those boundaries that are proposed within an integrated housing development but does not include those boundaries located on the periphery of the site.</p>	

5.1.4 Landscaping

The specific objective is to:

- Ensure that landscaping maximises amenity for future residents, neighbouring **dwelling**s and the public domain.
- Ensure the provision of adequate and appropriate landscaping that is sympathetic to the local character.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P6.1 Sufficiently dimensioned landscaping provides amenity to residents, effective screening and enables tree and large shrub planting.</p> <p>P6.2 A suitably sized deep soil planting area encourages:</p> <ul style="list-style-type: none"> • Mature tree and shrub growth. • Opportunity for surface water to infiltrate naturally to groundwater. <p>P6.3 Unpaved or unsealed areas are maximised and are designed to facilitate on-site infiltration of stormwater run-off subject to soil/drainage conditions.</p>	<p>A6.1 At least 10% of the site area is to include high quality formal landscaping, which:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1.5m in any direction. • Consists of 100% deep soil planting. • Is provided with an automated watering system. <p>A6.2 In addition to the formal landscaping area required at A6.1, a further area of at least 20% of the site is to be provided, which:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1m in any direction. • Is inclusive of 40% deep soil planting. 	<p>✓ Complies</p> <p>Adequate landscaping has been provided to satisfy minimum requirements.</p> <p>The street tree will need to be relocated and a condition will be included in the consent.</p> <p>Retaining walls proposed at the rear and adjacent to eastern side boundary. Appropriate conditions will be included in the consent.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P6.4 Major existing trees are retained wherever practicable through appropriate siting of dwellings, structures and driveways.</p> <p>P6.5 Provision is made for appropriate street tree planting having regard to the appearance and role of the street, solar access requirements and utility services.</p> <p>P6.6 The visual impact of ancillary landscaping or retaining structures is considered</p>	<ul style="list-style-type: none"> Can include landscaped areas, decks, terraces, alfresco areas, swimming pools or other recreation areas / structures. <p>A6.3 At least 35% of the front setback is to be landscaped.</p> <p>A6.4 The landscaping provided at A6.1, A6.2 and A6.3 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.</p> <p>A6.5 Retaining walls greater than 0.6m within the front setback are to be softened by planting for a minimum depth of 600mm on the low side of the retaining wall, for the entire length of the retaining wall..</p>	

5.2 Siting the Development

5.2.1 Local Character & Context

The specific **objectives** are to:

- Ensure that **development** enhances and makes a positive contribution to the character of existing **buildings** and streetscapes.
- Ensure that development is sensitive to the landscape, built form and environmental conditions of the locality, particularly where there is a distinctive character, **view** or **heritage significance**.
- Retain, incorporate and sympathetically treat existing **dwelling**s or **buildings** that contribute to streetscape character (including items of heritage or conservation significance).
- Encourage the sharing of **views**, while not restricting the reasonable **development** potential of a site.
- Minimise the impact on adjoining or adjacent properties by considering the cumulative impacts of **development** (including cluster or grouped **development**).

Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
P7 The scale and appearance of new development is compatible with, and sympathetic to, existing and future	<p>A7.1 The development must consider/ address the following:</p> <ul style="list-style-type: none"> The local character/context of the area and 	✓ Complies

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Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
<p>desired:</p> <ul style="list-style-type: none"> Development in the locality; and Amenity and character of the locality; <p>Particularly where the development site or its surrounds has some heritage significance or distinctive character.</p>	<p>streetscape.</p> <ul style="list-style-type: none"> How the proposal is sympathetic and compatible with the existing or future desired character, development, and amenity of the locality. 	<p>The proposal is consistent with the zone and existing local character.</p> <p>The proposal has been designed to be sympathetic to the surrounding area. It is compatible with the surrounding built form and incorporates design elements derived from the immediate surrounds and is consistent with the future development of the area.</p> <p>The proposed building is well articulated and incorporates a variety of building materials and integrates variations to the façade walls to create interest and articulation.</p>
	<p>Note: Where planning controls anticipate a change of character for an area, compatibility with the desired future character of the area should be regarded as more relevant than compatibility with the existing character.</p>	
	<ul style="list-style-type: none"> How the visual appearance and articulation of the development contributes to the existing streetscape and character of the local area. <p>A7.2 The development must demonstrate that items of heritage or conservation significance are retained and sympathetically treated.</p>	
	<p>Note: If the property is a heritage item, within a heritage conservation area or in the vicinity of a heritage item, the applicant must comply with Clause 5.10 Heritage Conservation of Shoalhaven LEP 2014. Area Specific chapters of this Development Control Plan may also include additional provisions relating to heritage (e.g. Kangaroo Valley, Berry, Milton).</p>	

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Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
P8 Existing views from the private or public domain (including heritage or familiar dominant landmarks that are recognised and valued by the community) are not substantially or unreasonably affected where it is possible to design for the sharing of views .	A8.1 Any reduction in views from existing dwelling s or the public domain is not to be severe or devastating based on the following NSW Land & Environment Court Planning Principles : <ul style="list-style-type: none"> Views – General principles. Views - Impact on public domain views. 	N/A
P9 The number, location and distribution of existing and proposed developments do not significantly alter the amenity and character of the area through concentrated localised areas of higher density development .	<p><i>Additional Provisions - Dual Occupancy, Multi Dwelling Housing, Multi Dwelling Housing (Terraces) and Manor Houses</i></p> <p>A9.1 With the exception of land in the R3 Medium Density Residential zone, the cumulative impact of the development must be considered where:</p> <ul style="list-style-type: none"> More than three (3) consecutive dual occupancy, multi dwelling housing, multi dwelling housing (terraces) or manor house developments (total, not per development type) are proposed within a street, including in a cul-de-sac; and/or Neighbouring dual occupancies or multi dwelling housing is proposed in the head of a cul-de-sac. <p>Note:</p> <ul style="list-style-type: none"> Secondary dwellings under State Environmental Planning Policy (Affordable Rental Housing) 2009 are considered a dual occupancy for the purpose of limiting clusters of development. Cul-de-sac in this context also includes the entire street leading to and including the turning area of the cul-de-sac. <p>A9.2 A development application that proposes</p>	<p>✓ Complies</p> <p>There is another attached dual occupancy proposed two doors up from the subject site and a detached dual occupancy that has been built over the road that is now subdivided. There are no other attached dual occupancies in the vicinity and therefore not considered to be a concentrated localised area of higher density and not expected to impact on the amenity of surrounding dwelling houses.</p> <p>There will not more than 3 consecutive dual occupancies proposed or existing in the street.</p>

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Performance Criteria	Acceptable Solution	Complies / Does not comply / Variation required
	<p>clustering of development must satisfy Council that waste servicing, parking and amenity considerations can be achieved.</p> <p>A9.3 Building design shall attempt to reduce the impact of clustering by providing individual dwelling architecture that is sympathetic with the existing or desired future streetscape.</p>	

4)

5) 5.2.2 Orientation and Siting

The specific objective is to:

- i. Encourage the concurrent planning of the subdivision layout and the dwelling siting and design.
- ii. Allow flexibility in the siting of dwellings.
- iii. Ensure that design and site placement of dwellings is compatible with and enhances the existing and future streetscape.
- iv. Locate dwellings to ensure minimal loss of amenity (e.g. privacy, views, overshadowing, solar access or the like) to adjoining development.
- v. Achieve a site layout that provides a pleasant, attractive, manageable and resource efficient living environment.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P10.1 The site analysis informs the site design and layout.</p> <p>P10.2 The site layout integrates with the surrounding environment through:</p> <ul style="list-style-type: none"> Adequate pedestrian, cycle and vehicle links to street and open space networks. Buildings that face and address streets and the public domain. Buildings, streetscape and landscape design that relates to the site topography and to the surrounding neighbourhood character. <p>P10.3 The site layout enhances personal safety and minimises potential for crime and vandalism.</p>	<p>A10.1 A site analysis plan is submitted with the development application which:</p> <ul style="list-style-type: none"> Meets the requirements of Chapter G1: Site Analysis, Sustainable Design and Building Materials Rural, Coastal and Environmental Areas of this Development Control Plan. Clearly provides the following detail for the site and adjoining/adjacent development: <ul style="list-style-type: none"> Height and use of buildings. Front setbacks. Driveways. Boundary treatments (including retaining walls). Easements. Stormwater management. <p>A10.2 The proposed site layout responds to and implements the findings of the site analysis prepared in accordance with A10.1.</p>	<p>✓ Complies</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P11.1 The frontage, entries and habitable room windows of dwellings address the street.</p> <p>P11.2 The design and orientation of the dwellings:</p> <ul style="list-style-type: none"> Enhance the streetscape. Complement existing development in the vicinity. Provide visual interest. Allow casual surveillance of public or communal streets or public domain. 	<p>A11.1 Each dwelling adjacent to the street frontage must:</p> <ul style="list-style-type: none"> Address the street by having a front door facing the street at the ground level where dwellings are adjacent to the primary frontage. Ensure that any walls facing a street frontage (including secondary frontages) include a window to a habitable room on each level. Ensure upper level windows, balconies or terraces overlook the public domain. Provide surveillance of the street and entrance to the development. <p>A11.2 In addition to A11.1 and where practical, the front door of all other dwellings are to be visible from the street.</p> <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A11.3 On corner lots where practicable, one dwelling is to address the primary frontage and the other dwelling is to address the secondary frontage.</p>	<p>✓ Complies</p> <p>✓ Complies</p> <p>The proposed dual occupancy is on a corner and both address the Yarrawonga frontage. The secondary road currently terminates at the end of the allotment and future development in this area is uncertain due to biodiversity values of the land. The presentation of the dual occupancy to the street and secondary street is acceptable. They are planning landscape shrubbery along the boundary which extends from the front and around the</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
		secondary frontage which will soften the look from the streetscape of the secondary frontage.

6) 5.2.3 Vehicle and Pedestrian Access

The specific objectives are to:

- Allow service vehicles access where necessary.
- Encourage driveway design that minimises visual impact, stormwater runoff and retains established trees and vegetation.
- Encourage an approach to access design that considers the site and its elements holistically (e.g. landscaping).
- Provide adequate and safe vehicular and pedestrian access from the street to the site, all dwellings and parking spaces.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P12.1 Access arrangements are suitable for the development.</p> <p>P12.2 The design of the site and driveways, including manoeuvring areas, has regard to the safety of pedestrians, cyclists and vehicles.</p> <p>P12.3 Multiple driveways are avoided.</p>	<p>A12.1 The site is designed to encourage pedestrian access by providing a continuous path of travel from the street to each dwelling.</p> <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A12.2 In sites with a single frontage, both dwellings are to utilise a common access point from the public road unless Council is satisfied (in non-rural areas) that separate access points would result in a better design outcome.</p> <p>A12.3 For corner allotments, each dwelling is to have a separate road presentation and driveway access.</p>	<p>✓ Complies</p>
<p>P13.1 The visual dominance of driveways is minimised by:</p> <ul style="list-style-type: none"> The selection of paving materials e.g. decorative paving and brick banding. 	<p>A13.1 Driveways must be designed to:</p> <ul style="list-style-type: none"> Be all-weather and service every dwelling. Minimise the hardstand/paved footprint. Be setback a minimum of 0.5m from the side 	<p>✓ Complies.</p> <p>The Development Engineer has reviewed the</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<ul style="list-style-type: none"> Breaking up the appearance of driveways with landscaping and screen planting. <p>P13.2 Driveways are designed to:</p> <ul style="list-style-type: none"> Minimise the volume of stormwater runoff. Increase the area available for landscaping. Retain established trees and vegetation. Accommodate public services and infrastructure. 	<p>and/or rear boundary to accommodate appropriate landscape elements.</p> <ul style="list-style-type: none"> Accommodate all public services and infrastructure (e.g. street gully pits). Avoid a gun-barrel effect down the side boundary. Where a gun-barrel driveway cannot be avoided, the driveway must be curved and landscaped to Council's satisfaction to break up the appearance of the gun-barrel design. A grade no greater than 20%. Maximise the availability of on-street parking. Achieve minimum sight lines for pedestrian safety in accordance with AS2890.1 (Figure 3.3). <p>Note:</p> <ul style="list-style-type: none"> A long section of the driveway (including the secondary frontage on corner lots) must be provided prior to the issue of the construction certificate. 	application and provided conditions for the driveways.

7) 5.3 Amenity

5.3.1 Building Separation and Visual/Acoustic Privacy

The specific objectives are to:

- Enable adequate solar access, natural ventilation and **landscaped areas** between **dwelling**s.
- Ensure the design of the site and **buildings** minimises impacts on the amenity of future and adjoining residents in relation to visual privacy, overlooking and noise.
- Ensure the thoughtful location of noise generating plant, equipment and sources.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P14.1 Adequate separation between buildings is provided in proportion to the height and scale of the building.</p> <p>P14.2 Direct overlooking of main internal living areas and private open space of other dwellings and adjoining properties is minimised by building layout, location and design of windows, balconies, screening devices, landscaping or other effective means.</p>	<p>A14.1 All dwellings shall be designed and orientated to minimise overlooking of adjoining/ surrounding dwellings and private open space.</p> <p>A14.2 Habitable windows shall not be located adjacent to a shared driveway at the ground level.</p> <p>A14.3 Direct views between living area windows of adjacent dwellings shall be screened or obscured where:</p> <ul style="list-style-type: none"> • Ground and first floor windows are located within the privacy sensitive zone area, being a 9m radius from any part of the window of the adjacent dwelling (Figure 6). • In the case of a dwelling with three or more storeys, windows are within the privacy sensitive zone described by a 12m radius (Figure 6). <p>A14.4 Direct views from living areas of dwellings into the principal area of private open space of adjacent dwellings shall be screened or obscured where located within a privacy sensitive zone within a 12m radius from the living area windows (Figure 7).</p> <p>A14.5 Separation distances for dwellings with three or more storeys shall meet the following minimum standards:</p>	<p>✓ Complies</p> <p>The design and siting of the dwelling ensures that there are no opportunities for overlooking and that existing residential amenity of surrounding lots is maintained. The fence between the dwellings will provide privacy between the POS/alfresco areas.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	<ul style="list-style-type: none"> 9m between walls with windows to habitable rooms, where adequate privacy and solar access is demonstrated. 12m between walls with windows to habitable rooms. 	
P15 Site layout and building design protects the amenity of residents and/or adjoining properties by minimising noise transfer and nuisance.	<p>A15.1 Dwellings adjacent to high levels of external noise shall be designed to minimise the entry of that noise.</p> <p>A15.2 The following shall be located away from the habitable rooms and private open space of dwellings:</p> <ul style="list-style-type: none"> Communal swimming pools and ancillary facilities. Communal open space areas. Parking areas and vehicle access. <p>A15.3 Shared walls and floors between dwellings shall be constructed to limit noise transmission and, where possible, bedrooms of one dwelling are not to adjoin living area or garages of adjacent dwellings.</p> <p>A15.4 All noise generating (mechanical) plant and equipment must:</p> <ul style="list-style-type: none"> Not exceed an LAeq (15min) of 5dB(A) above background noise at the property boundary. Be acoustically screened (where appropriate). Be sited to minimise noise impacts. Be located at least 3m away from bedroom 	N/A

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	<p>windows.</p> <p>Note: Noise generating equipment includes, but is not limited to, air conditioning units, swimming pool filters, hot water systems, fixed vacuum systems, driveway entry shutters, plant rooms, service areas, building services and the like.</p> <p><i>Additional Provisions - Multi Dwelling Housing and Manor Houses</i> A15.5 Where visitor parking areas are required, they are to be located at least 3m away from bedroom windows or the affected windows are to be provided with double glazing or other suitable acoustic treatments.</p>	

8) 5.3.2 Solar and Daylight Access

The specific objectives are to:

- i. Ensure that appropriate levels of solar and daylight access are provided to residents and maintained for surrounding **development**.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
P16 Dwellings are sited and designed to maximise solar access to living areas and private open space .	<p>A16.1 Dwellings are to be:</p> <ul style="list-style-type: none"> Oriented to make appropriate use of solar energy by maximising solar access to north-facing windows. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Designed to locate living areas and private open space on the northern side of the development and non-habitable areas to the south and west of dwellings. 	<p>✓ Complies</p> <p>Dwellings makes use of northern orientation and the applicant have provided shadow diagrams that indicate that the house to the east (which has solar panels on the roof) receives at least 3 hours sunlight on the shortest day of the year.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	A16.2 The number of single aspect south facing dwellings shall be limited.	

5.3.3 Private Open Space

The specific objectives are to:

- i. Ensure that the private open space provided for a dwelling is useable and meets user requirements for privacy, safety, access, active and passive outdoor recreational activities and landscaping.

Locate private open space to take account of outlook, natural features of the site, solar access and neighbouring buildings or public domain.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P17 Private open space is:</p> <ul style="list-style-type: none"> Functional and useable for residents all year round. Dimensioned to suit the projected requirements of the residents, and to accommodate outdoor recreational needs and service functions. Capable of serving as an extension of the function of the dwelling for relaxation, dining, entertainment, active recreation and children's play. Located to take advantage of outlook and natural features of the site. Located to mitigate against external noise. Designed to take account of the impact of adjoining dwellings on privacy and overshadowing. 	<p>A17.1 A minimum area of private open space shall be provided for each dwelling in accordance with Table 5.</p> <p>A17.2 Private open space shall have direct access from a living area.</p> <p>A17.3 Where the private open space of a dwelling is provided at the ground level, it shall:</p> <ul style="list-style-type: none"> Include a defined hardstand area (e.g. concrete, paving, decking) of usable space which: <ul style="list-style-type: none"> Is setback at least 1.2m from an external boundary. Has a minimum dimension of 5m x 4m, of which 50% shall be covered to provide protection from the elements. Have a minimum dimension of 2m for all other areas. Have a gradient no steeper than 1:20. Be adequately screened to provide privacy 	<p>✓ Complies</p> <p>Minimum POS areas are satisfied.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	to residents.	
	Note: The usable private open space area excludes obstructions such as stairs, storage areas, clothes drying facilities, bin storage areas, hot water systems, effluent disposal, above ground rainwater tanks and the like.	
	A17.4 Where the private open space of a dwelling is provided at an upper level, it shall have a minimum dimension of 2m x 3m which is covered to provide protection from the elements.	

9)

10) 5.3.4 Storage and Laundry Facilities

The specific objectives are to:

- Improve the functionality of **dwelling**s by ensuring adequate storage areas are provided.
- Ensure that the location of storage areas does not impact on amenity, accessibility or the functionality of other spaces associated with the **dwelling**.
- Ensure laundry and clothes drying facilities are integrated into the **development**, can be conveniently reached, require minimal maintenance and do not detrimentally impact the streetscape.
- Ensure internal storage of an appropriate size is provided to each **dwelling**.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P18.1 External clothes drying facilities are provided for each dwelling that are:</p> <ul style="list-style-type: none"> Adequate and easily accessible. Well located. Visually screened from the public domain. <p>P18.2 A laundry is provided within each dwelling.</p>	<p>A18.1 Separate laundry and external clothes drying facilities shall be provided for each dwelling.</p> <p>A18.2 External clothes drying facilities are to be:</p> <ul style="list-style-type: none"> Provided at a rate of 16m of line per dwelling. Located behind the front building line. Screened from view from the public domain. 	<p>✓ Complies</p> <p>Laundry & clothes drying facilities are provided to each dwelling.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
P19 Adequate space is provided to accommodate the laundry facilities, vehicle/s and associated circulation space in a garage	A19.1 Where laundry facilities are provided in a garage, a clear space of at least 1.2m must be provided between any fixed laundry benches/appliances and the car space (minimum of 5.5m long) as shown in Figure 8 .	✓ Not applicable
P20.1 Adequate, well-designed storage areas are provided for each dwelling . P20.2 Storage areas are sympathetically integrated into the building design.	A20.1 In addition to storage in kitchens, bathrooms and bedrooms, the following storage is to be provided per dwelling : <ul style="list-style-type: none"> • 1 bed: 6m³ • 2 bed: 8m³ • 3+ bed: 10m³ A20.2 At least 50% of the required storage in A20.1 is to be located within the dwelling (excluding the garage). A20.3 Storage areas not located in a dwelling are to be secure and clearly allocated to specific dwelling s if in a common area. A20.4 Where located in a garage or basement car park , storage areas must not encroach upon allocated car parking spaces .	✓ Complies Adequate storage to satisfy minimum requirements is provided to both dwellings under the stairs.

5.3.5 Car and Bicycle Parking

The specific objectives are to:

- Provide convenient, accessible and safe parking to meet the needs of residents and visitors.

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
P21 Parking is suitable for the development .	<p>A21.1 Car parking is:</p> <ul style="list-style-type: none"> • Provided in accordance with Chapter G21: Car Parking and Traffic of this Development Control Plan. • Wholly accommodated within the site. 	<p>✓ Complies</p> <p>2 car spaces provided to each dwelling. A double garage and a tandem spot outside the garage that complies with the grades.</p>
	<p>Note: Bedrooms and rooms capable of adaptation for bedrooms (e.g. study, media room) will be counted for parking and contributions requirements.</p>	
	<p>A21.2 For open car spaces, the maximum allowable grades are:</p> <ul style="list-style-type: none"> • Longitudinal - 5%. • Cross fall - 6.25%. <p><i>Additional Provisions - Multi Dwelling Housing, Multi Dwelling Housing (Terraces) and Manor Houses</i></p>	
	<p>A21.3 Secure undercover bicycle parking/ storage shall be provided at a rate of 1 bicycle per dwelling.</p>	
	<p>Note: This space may be included in the storage space required at A20.1 and A20.2.</p>	

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
P22 Car parking arrangements are suitable for, and consider, the surrounding road network.	<p><i>Additional Provisions - Dual Occupancy</i></p> <p>A22.1 To mitigate the adverse impacts on the surrounding road network, tandem parking in a dual occupancy development shall be limited to access streets and laneways only.</p> <p>A22.2 Where tandem parking is proposed within the front setback, the setback must be increased to at least 5.5m to promote accessibility and accommodate the front vehicle wholly within the site.</p> <p>A22.3 A vehicle parked in a tandem parking space must not impede access to an approved parking space for another dwelling.</p>	<p>✓ Complies</p> <p>Tandem parking proposed and street is an access street and not busy. The application was referred to the Development Engineer for review and they have reviewed the car parking layout and are happy with what is proposed.</p>

5.4 Configuration and Design

5.4.1 Building Form, Design and Materials

The specific objective is to:

- Ensure the provision of low maintenance development that will retain an attractive appearance.
- Ensure that new development enhances and makes a positive contribution to the character of existing buildings and streetscapes and reinforces the built form and environmental conditions of the locality.
- Ensure that in rural/environmental areas or areas of scenic value, buildings complement the existing landscape value rather than detracting from it, particularly where visible from public vantage points.
- Ensure mailboxes are designed to be conveniently reached and require minimal maintenance.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P23.1 A dual occupancy (attached) appears as a single dwelling.</p> <p>P23.2 Within rural and environmental protection zones, buildings are of a size and bulk that is compatible with the surrounding rural or environmental context in which they are located.</p>	<p><i>Additional Provisions - Dual Occupancy (Attached)</i></p> <p>A23.1 A dual occupancy (attached) is physically attached by a shared wall or connected by a roofed over structure that provides an all-weather link between the dwellings, and integrates the total development giving the outward appearance of a single dwelling. A covered walkway/breezeway will not be supported as an attachment.</p> <p>A23.2 In the RU1, RU2, RU4, E3, E4 and RU5 zones and in addition to A23.1, both dwellings must form an integrated building design. The linkage shall form part of the roofline and result in a continuous roof profile with identical pitch and continuity of design for the whole building.</p> <p>A23.3 Despite A23.2, any extension to an existing dwelling to enable a dual occupancy (attached) in the RU1, RU2, RU4, E3, E4 and RU5 zones must have a compatible design relationship with the existing dwelling. This shall be characterised by a continuous or complementary roof profile with similar pitch and continuity of design for the whole building.</p>	<p>✓ Complies</p> <p>Each dwelling is attached via a shared wall.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P24.1 The selection of building materials and design complements existing development, and is sympathetic to the streetscape and existing landscape.</p> <p>P24.2 Roof treatments are integrated into the building design and make a positive contribution to the streetscape.</p> <p>P24.3 Building walls use modulation and articulation, and are limited in length to minimise massing and bulk issues as well as impact on neighbours and the public domain/streetscape.</p> <p>P24.4 The building design, detailing and finish provide an appropriate scale to the street, add visual interest and enable differentiation between dwellings when viewed from the public domain.</p> <p>P24.5 External metallic wall and roof materials are suitable and minimise reflectivity.</p> <p>P24.6 The development incorporates passive environmental design.</p>	<p>A24.1 New development, including alterations and additions, shall complement existing built form and be sympathetic to the streetscape.</p> <p>A24.2 Roof design is to be integrated harmoniously with the overall building form through the incorporation of:</p> <ul style="list-style-type: none"> • Complimentary building materials. • Design proportionate to overall building size, scale and form. • Balanced composition of solid and void elements. • Integration of service elements. • <p>A24.3 Building design shall use detail, modulation and articulation of building elements to:</p> <ul style="list-style-type: none"> • Enable each dwelling to be identified from a public road. • Articulate facades and to minimise the length of unbroken walls and glazed areas. <p>A24.4 Buildings shall have a maximum unarticulated length of 15m to a public street frontage.</p> <p>A24.5 In rural/environmental areas or areas of scenic value, the external building materials and colours are to blend with the surrounding landscape.</p> <p>A24.6 External metallic walls and roof surfaces shall consist of colours and finishes that will minimise the reflectivity of the surface when viewed from the public domain or another dwelling.</p> <p><i>Additional Provisions - Dual Occupancy</i> A24.7 Variation to each dwelling must be provided to present different but compatible design elements.</p> <p>A24.8 Mirror reversed facades fronting the street are to be avoided.</p> <p>A24.9 Both dwellings in a dual occupancy (Attached) shall be constructed using</p>	<p>✓ Complies</p> <p>The proposed building is designed to appear as a single building. It is well articulated and incorporates a variety of building materials and integrates variations to the façade walls to create interest and articulation.</p> <p>Page 25 of 52</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P25 Garages and parking structures are sited and designed to:</p> <ul style="list-style-type: none"> Add visual interest. Provide opportunity for passive surveillance. Not dominate the street frontage. 	<p>A25.1 Garages are compatible with design of the building.</p> <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A25.2 The cumulative width of garage facades addressing the street must not exceed 9m or 50% of the length of the frontage, whichever is the lesser.</p> <p>A25.3 Co-joining of double garages is not supported unless one double garage is offset from the other by at least 2m.</p>	<p>✓ Complies</p> <p>Each garage facade is 4.97m wide which totals 9.94 and the lot frontage is 20m of which 50% is 10m, the total building frontage is 15.53 of which 50% is 7.765m.</p> <p>Irrespective of the frontage measurement, the garages are recessed, and the design of the frontage includes a portico and a balcony for each dwelling, which provide visual interest and address the street frontage appropriately. It is considered that the garages do not dominate the street frontage and the design meets the performance criteria of the control.</p>
<p>P26 Mailboxes, numbering and external storage facilities, as well as associated signage, are sited and designed for attractive visual appearance and efficient and convenient use.</p>	<p>A26.1 Individual mailboxes shall be located close to each dwelling entry, or a mailbox structure located close to the major pedestrian entry to the site, that complies with the requirements of Australia Post.</p> <p>A26.2 Adequate numbering system and signage is to be provided.</p>	<p>✓ Complies</p> <p>Conditions included in the consent.</p>

5.4.2 Fences and Walls

The specific objectives are to:

Planning Report – S4.15 Assessment – 36 Yarrawonga Dr Mollymook Beach – Lot 304 DP 1234415

- i. To ensure boundary fencing is of a high quality, promotes safety and surveillance and does not detract from the streetscape or public domain.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P27.1 Front fences and walls:</p> <ul style="list-style-type: none"> Enable some outlook from buildings to the street for safety and surveillance. Do not impede the safety of pedestrians and cyclists with the movement of vehicles between the property and the roadway. Avoid negatively impacting on the aesthetic and spatial quality of the street. Assist in highlighting entrances and in creating a sense of communal identity within the streetscape. Are designed and detailed to provide visual interest to the streetscape. Are constructed of materials compatible with the proposed development and with examples of fences and walls in the streetscape to offer a sense of continuity. Are compatible with facilities in the street frontage area, such as mailboxes and waste collection areas. Do not impede safe sight distances for road users and pedestrians along the adjoining roadway. <p>P27.2 The use and/or design of fences and walls in streetscapes of significance are appropriate to the heritage or environmental context.</p>	<p>A27.1 Front fences and walls along the primary frontage (see Figure 9), shall be no higher than 1.2m (averaged for sloping sites).</p> <p>A27.2 On a corner lot, the fence or wall along the secondary frontage, behind the front building line (see Figure 9), shall be no higher than 1.8m.</p> <p>A27.3 Despite A27.2, the front fence or wall for a rear dual occupancy dwelling on a corner lot shall be no higher than 1.2m (see Figure 10).</p> <p>A27.4 A fence or wall along a primary or secondary frontage must contain:</p> <ul style="list-style-type: none"> Open elements that make it at least 50% transparent; or Where there are solid panels, articulated elements such as landscape screening, setbacks and varied materials. <p>A27.5 Despite A27.1 and A27.3, front fences and walls higher than 1.2m will only be supported where all the following is satisfied:</p> <ul style="list-style-type: none"> The site is located on a classified road with high traffic volumes. The site is not located in an area with an established heritage character. The fence and/or wall does not exceed 10m in length without some articulation or detailing to provide visual interest. Landscape planting is included within a 1.5m setback between the fence/wall and the 	N/A

Planning Report – S4.15 Assessment – 36 Yarrawonga Dr Mollymook Beach – Lot 304 DP 1234415

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	<p>boundary to achieve mature heights of at least 1.5m.</p> <p>A27.6 Fences and walls along a primary or secondary frontage shall maintain appropriate sight distances for road users and pedestrians in accordance with the relevant Australian Standards.</p> <p>A27.7 The design and materials of front fences or walls is to be compatible with the surrounding streetscape.</p> <p>A27.8 Solid metal fencing shall not be erected along a primary or secondary frontage.</p>	

5.4.3 Universal Design

The specific **objectives** are to:

- Ensure a suitable proportion and wider variety of **dwelling**s include layouts and design features to accommodate the changing access and mobility requirements of residents and visitors.
- Promote ageing in place by extending the usability of **dwelling**s to meet 'whole of life' needs of the **community**.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P28.1 Ensure that a suitable proportion and wider variety of dwellings include layouts and design features to accommodate the changing access and mobility requirements of residents and visitors.</p> <p>P28.2 Promote ageing in place by extending the usability of dwellings to meet 'whole of life' needs of the community.</p> <p>P28.3 The required proportion of new Class 1a or 2 dwellings achieve appropriate levels of accessibility</p>	<p>A28.1 All Class 1a and 2 developments, as defined in the Building Code of Australia, should provide accessible or adaptable housing at the following rate:</p> <ul style="list-style-type: none"> Developments containing 3-10 dwelling – 1 dwelling. Developments containing 11 – 40 dwellings – 2 dwellings. Development containing 41 – 60 dwellings – 3 dwellings. Development containing 61 – 80 	N/A

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>or are designed to be 'easily and affordably adaptable'.</p> <p>Note: 'Easily and affordably adaptable' includes the future installation or alterations of inclusions to comply with the requirements of a silver standard as outlined in the 'Livable Housing Design Guidelines'. It does not include alterations and additions resulting in a change to the configuration of a room but may include, for example, the installation of a future domestic elevator or lift meeting compliance with a silver standard as outlined in the 'Livable Housing Design Guidelines'.</p> <p>P28.4 Access is provided from the car parking space located on the premises to the principal entrance of the dwelling and access to and within the following areas:</p> <ul style="list-style-type: none"> • A bedroom. • Laundry. • A bathroom that includes a shower, • WC and vanity. • Kitchen. • A living area. • An external private open space. 	<p>dwelling – 4 dwellings.</p> <ul style="list-style-type: none"> • Developments containing 81 – 100 dwellings – 5 dwellings. <p>A28.2 The required proportion of new Class 1a or 2 dwellings, should be designed so the dwelling can be easily and affordably adaptable at a later date. In this regard the Silver Standard for accessibility as outlined in the Livable Housing Design Guidelines.</p>	

5.5 Environment

5.5.1 Water Management and Conservation

The specific objectives are to:

- Ensure the protection of public health, surrounding land and the natural environment including soils, groundwater and surface waters.
- Encourage harvesting of rainwater and the incorporation of pervious areas.

Planning Report – S4.15 Assessment – 36 Yarrawonga Dr Mollymook Beach – Lot 304 DP 1234415

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P29 Stormwater is appropriately accommodated in the design including:</p> <ul style="list-style-type: none"> Stormwater from roofed areas is collected, stored and/ or conveyed to appropriate discharge points or disposal areas. Paved areas associated with buildings and driveways are graded and drained to minimise the discharge of surface water onto adjoining land. Permeable areas are utilised to reduce stormwater runoff. 	<p>A29.1 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. 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 disposal/absorption trench, where (a) and (b) above are not available, and soil conditions are suitable, or d) A water tank / on-site detention system with an overflow connected to a disposal method in (a), (b) or (c) above. <p>A29.2 Surface water from paved areas including driveways is to be directed to an approved discharge point (see A29.1) that minimises impact on adjoining land.</p> <p>Note: The method selected for the discharge point in A29.1 and A29.2 above will be assessed against the suitability and hydraulic capability including pipe size and/or soil type.</p> <p>A29.3 Where the area of buildings, pavement and other impervious areas exceeds 65% of the site area, the proposal is to include details of the methods to be used to harvest rainwater and minimise increased runoff to surrounding land and public stormwater infrastructure. The details are to include assessment of predevelopment and post</p>	<p>✓ Complies.</p> <p>Engineer has reviewed the stormwater and provided comments. The impervious areas are 415m2 which is 57% which complies.</p>

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Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	development stormwater flows.	

5.5.2 Servicing

The specific objectives are to:

- i. Ensure residential areas are provided with essential services in a timely, cost effective and efficient manner

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P30.1 Development is adequately and safely serviced.</p> <p>P30.2 The design and provision of public utilities, including sewerage, water, electricity, street lighting, telecommunication/ internet and gas services conform to the cost-effective performance measures of the relevant servicing authority.</p> <p>P30.3 Compatible public utility services are co-ordinated in common trenching in order to minimise construction costs for underground services.</p> <p>P30.4 Water supply for domestic and firefighting purposes is appropriate for the location and development type</p>	<p>A30.1 Services and utilities including electricity, gas, water, sewer, roads and drainage must be available for the initial development and ongoing development needs.</p> <p>A30.2 Where connection to the services outlined in A30.1 is not available, the development application must provide alternatives to Council's satisfaction.</p> <p>Note: Refer to Chapter G8: Onsite Sewage Management of this Development Control Plan for further details on the management of sewerage in areas without reticulated services.</p> <p>A30.3 Individual water meters will be required to assist the individual billing of each dwelling.</p> <p><i>Additional Provisions - Dual Occupancy</i></p> <p>A30.4 In the case of dual occupancy (detached), the electricity service to the dwelling furthest from the street is to be underground (excluding corner lots).</p>	<p>✓ Complies</p> <p>The proposal is able to be connected to the various services.</p>

5.5.3 Waste Management

The specific objectives are to:

- i. Ensure waste storage and recycling areas are designed to be conveniently reached and require minimal maintenance.

Planning Report – S4.15 Assessment – 36 Yarrawonga Dr Mollymook Beach – Lot 304 DP 1234415

- ii. Ensure **waste storage and recycling areas** are attractive and compliment the streetscape.
- iii. Ensure appropriate kerbside frontage is provided for bin presentation and collection.

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
<p>P31.1 Bin storage, presentation and collection arrangements:</p> <ul style="list-style-type: none"> Are appropriate for the nature of the development. Consider site configuration and adequate street frontage, especially lots at the head of cul-de-sacs and battle-axe lots. <p>P31.2 Bin storage is sited and designed for attractive visual appearance and for</p> <ul style="list-style-type: none"> efficient and convenient use. 	<p>A31.1 For each dwelling in a development, the kerbside frontage required for waste collection is at least 1m per bin, 0.5m separation between bins and 1m behind each bin.</p>	<p>✓ Complies</p> <p>Adequate kerbside space available for kerbside collection and adequate space provided within sites for bin storage.</p>
	<p>Note: If kerbside bin collection is not a suitable option, alternative waste collection options must be considered including an onsite storage and collection area (including safe access and/or turning circle). Refer to Chapter G7: Waste Minimisation and Management Controls of this Development Control Plan for more information.</p>	
	<p>A31.2 Bin storage area/s are required and must be identified on the site plan for all developments, regardless of whether waste is collected from the kerbside or via alternative waste servicing options.</p> <p>A31.3 Bin storage areas must be located behind the front building line and where visible from the street, must be appropriately screened to conceal the contents from the public domain and adjacent properties.</p> <p>A31.4 Where a bin storage area is also the waste collection area or where a communal waste storage and recycling area is provided, it shall be:</p> <ul style="list-style-type: none"> Provided with a water tap for wash down purposes and drained to connect to the main sewer. Roofed to comply with Council's 	<p>N/A</p>

Planning Report – S4.15 Assessment – 36 Yarrawonga Dr Mollymook Beach – Lot 304 DP 1234415

Performance Criteria	Acceptable Solution	Complies / Does Not Comply / Variation Required
	<p>requirements.</p> <ul style="list-style-type: none"> Readily accessible from within the site and serviceable from the adjoining roadway. <p>A31.5 Bins must be able to be easily manoeuvred from the bin storage area for presentation at the kerbside.</p>	



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Deering St, Ulladulla NSW 2539 | 02 4429 8999

Address all correspondence to
The Chief Executive Officer, PO Box 42, Nowra NSW 2541 Australia
council@shoalhaven.nsw.gov.au | DX5323 Nowra | Fax 02 4422 1816

shoalhaven.nsw.gov.au     

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

Environmental Planning and Assessment Act, 1979
DA21/2359

TO:

Buildcert Planning
104 Hannell Street
WICKHAM NSW 2293

being the applicant(s) for DA21/2359 relating to:

32 Yarrawonga Dr, MOLLYMOOK BEACH - Lot 211 - DP 1043758

APPROVED USE AND OR DEVELOPMENT:

Attached Dual Occupancy & Torrens Title Subdivision

DETERMINATION DATE:

TBA

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:

TBA

CONSENT TO LAPSE ON:

TBA

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:

PART A: GENERAL CONDITIONS

1. General

The consent relates to attached dual occupancy with Torrens title subdivision 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
Site Plan	Drawing No 04	Keep Design Building	1.09.2021
Subdivision Plan	Drawing No 03	Keep Design Building	1.09.2021
Cover Page and Basix Commitments	Drawing No 01	Keep Design Building	23.12.2021
Lower Floor Plan	Drawing No 07	Keep Design Building	23.12.2021
Upper Floor Plan	Drawing No 08	Keep Design Building	23.12.2021
Front - South Elevations & Right - East Elevations	Drawing No 09	Keep Design Building	1.09.2021
Rear – North Elevations & Left – West Elevations	Drawing No 10	Keep Design Building	1.09.2021
Section 1-1	Drawing No 15	Keep Design Building	23.12.2021
Site Management / Concept Stormwater Plan	Drawing No 10	Keep Design Building	1.09.2021
Concept Landscape Plan	Drawing No 17	Keep Design Building	23.12.2021
Basix Certificate – Unit 1	Certificate No: 1236708S	Keep Design Building	2.9.2021
Basix Certificate – Unit 2	Certificate No: 1236710S_02	Keep Design Building	2.9.2021

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

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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 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. **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

5. **NSW Rural Fire Service**

The conditions of the General Terms of Approval issued by the NSW Rural Fire Service, Reference No: DA20211128005209-Original-1 dated 5 April 2022 are included as conditions of this consent and must be complied with.

PART C: PRIOR TO THE COMMENCEMENT OF WORKS

6. **Construction Certificate**

A Construction Certificate must be obtained from either Council or an accredited 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 onsite effluent disposal system approved under the *Local Government Act 1993*, or
- c) be a temporary chemical closet approved under the *Local Government Act 1993*.

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10. Run-off and Erosion Controls

Prior to the commencement of site works, run-off and erosion controls must be implemented 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 \(POEO\)](#).

11. 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.

12. 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.

13. 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

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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

14. Evidence

A Construction Certificate must not be issued until the Certifier has received notification from, or evidence of, any Council approval that is required Prior to the Commencement of Works.

15. Local Infrastructure Contributions

This development will generate a need for the additional services and/or facilities described in Shoalhaven Contributions Plan 2019 and itemised in the following table:

Project	Description	Rate	Qty	Total	GST	GST Incl
05 AREC 0005	Planning Area 5 - Active recreation facility upgrades various locations	\$1,054.53	1	\$1,054.53	\$0.00	\$1,054.53
05 CFAC 2010	Southern Shoalhaven Branch Library	\$530.63	1	\$530.63	\$0.00	\$530.63
05 ROAD 2001	Bishop Drive extension (Northern Link Road)	\$5,584.38	1	\$5,584.38	\$0.00	\$5,584.38
05 ROAD 3061	Matron Porter Drive - Princes Highway to Leo Drive, Mollymook	\$1,827.74	1	\$1,827.74	\$0.00	\$1,827.74
CW AREC 5005	Shoalhaven Community and Recreational Precinct SCaRP Cambewarra Road Bomaderry	\$1,104.42	1	\$1,104.42	\$0.00	\$1,104.42
CW CFAC 5002	Shoalhaven Entertainment Centre (Bridge Road Nowra)	\$834.71	1	\$834.71	\$0.00	\$834.71
CW CFAC 5006	Shoalhaven City Library Extensions (Berry Street, Nowra)	\$1,292.05	1	\$1,292.05	\$0.00	\$1,292.05
CW CFAC 5007	Shoalhaven Regional Gallery	\$70.93	1	\$70.93	\$0.00	\$70.93
CW FIRE 2001	Citywide Fire & Emergency services	\$139.37	1	\$139.37	\$0.00	\$139.37
CW FIRE 2002	Shoalhaven Fire Control Centre	\$203.89	1	\$203.89	\$0.00	\$203.89
CW MGMT 3001	Contributions Management & Administration	\$579.56	1	\$579.56	\$0.00	\$579.56
Sub Total:						\$13,222.21
GST Total:						\$0.00
Estimate Total:						\$13,222.21

The total contribution, identified in the above table or as indexed in future years, must be paid to Council prior to the issue of a Construction Certificate. Evidence of payment must be provided to the Certifying Authority.

Contributions Plan 2019 can be accessed on Councils website www.shoalhaven.nsw.gov.au or may be inspected on the public access computers at the libraries and the Council Administrative Offices, Bridge Road, Nowra and Deering Street, Ulladulla.

16. Access Driveway Design Standards - Urban

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Prior to the issue of a Construction Certificate, certified engineering design plans must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier. The access driveway 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. Stormwater - New Urban Dwellings

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*.

Drainage must be designed and constructed in accordance with:

- a) the approved concept plans prepared by KEEP Building Design dated 23/12/2021
- b) the National Construction Code
- c) Council's [Engineering Design Specifications](#)
- d) [Development Control Plan G2](#)

18. On-Site Detention – Infill Subdivision and Development

Prior to the issue of a Subdivision Works Certificate, certified engineering design plans and specifications must be prepared by professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier.

The on-site stormwater detention (OSD) design must comply with the following:

- a) Designed such that stormwater runoff from the site for design storm events up to and including the 1% AEP does not exceed the pre-developed conditions.

19. 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.

20. Street Numbering of Dwellings

Street numbering must comply with the State Governments Comprehensive Property Addressing System (CPAS), and Council's Property Address Numbering Policy.

Street numbering for the development must be as follows:

Unit 1 – 32B Yarrawonga Drive Mollymook Beach

Unit 2 – 32A Yarrawonga Drive Mollymook Beach

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The allocated numbers must be shown on the engineering plans with the Construction Certificate. Where plans and details are provided to service suppliers, numbers must be in accordance with the above.

21. 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*.

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.

23. Erosion and Sediment Control Plan (ESCP)

Prior to the issue of a Construction Certificate, an Erosion and Sediment Control Plan (ESCP) must be prepared by a Professional Engineer, (as defined in the National Construction Code) in accordance with the Landcom Manual – Soils and Construction, Managing Urban Stormwater, Vol 1, 4th Edition March 2004 to the satisfaction of the Certifier.

All implemented measures must:

- a) not cause water pollution as defined by the [Protection of the Environment Operations Act \(POEO\)](#).
- b) be maintained at all times.
- c) not be decommissioned until at least 70% revegetation cover has been established.

24. Existing Infrastructure

Any required alterations or repair of damaged 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

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confirming that the proposed works do not affect any existing infrastructure this will potentially prevent unexpected costs and expenses.

25. **External Lighting**

Any external lighting is to be designed to minimise glare and nuisance to neighbours, details of which are to be shown on the Construction Certificate drawings.

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

NIL

PART F: DURING WORKS

26. **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.

27. **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.

28. **Aboriginal Objects Discovered During Excavation**

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

All excavation or disturbance of the area must stop immediately.

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.

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](#).

29. **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:

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.

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30. Survey Report – Height

In order to ensure compliance with approved plans, a Survey Certificate to Australian Height Datum must be prepared by a Registered Surveyor as follows:

- a) At the completion of the first structural floor level indicating the level of that floor and the relationship of the building to the boundaries.
- b) At the completed height of the building, prior to the placement of concrete in form work, or the laying of roofing materials.
- c) At completion, the relationship of the building and any penetrations thereto, to the boundaries.
- d) Progress certificates in response to points (a) through to (c) must be provided to the Certifier at the time of carrying out relevant progress inspections. Under no circumstances will work be allowed to proceed should such survey information be unavailable or reveal discrepancies between the approved plans and the proposed works.

31. Maintenance of Site and Surrounds

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

All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.

Where tree or vegetation protection measures are in place, the protected area must be kept clear of materials and / or machinery.

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.

During construction:

- a) all vehicles entering or leaving the site must have their loads covered, and
- b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

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

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. Earthworks and Excavation

Approved earthworks (including any structural support or other related structure for the purposes of the development):

- a) 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.

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- b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property.
- c) 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).
- d) 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.
- e) 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.
- f) 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

PART G: PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

34. 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).

35. 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—

before 8 am or after 10 pm on any Saturday, Sunday or public holiday, or
before 7 am or after 10 pm on any other day.

36. 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*.

37. Colours and Materials

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

38. Landscaping Compliance

Prior to the issue of an Occupation Certificate, the developer must provide the Certifier with written evidence from a suitably qualified landscape professional that all landscape works have been completed in accordance with the approved landscape plans.

The Certifier must be satisfied that any required Street trees have been installed in accordance with requirements.

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39. **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.

40. **Retaining Walls – Certification**

Prior to the issue of an 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.

41. **Evidence of Compliance with Bushfire Measures**

Prior to the issue of Occupation Certificate, certification must be provided by a BPAD Level 3 accredited consultant to the satisfaction of the Certifier, that the bushfire measures required by the approval have been installed to their satisfaction.

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 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. **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.

44. **Works as Executed - Stormwater Drainage**

Prior to the issue of the 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 dimensions and levels must be shown in red on a copy of the approved Construction Certificate plans. This plan must verify surface and invert levels on all pits, invert levels and sizes of all pipelines, and finished surface levels on all paved areas. All levels must relate to Australian Height Datum.

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).

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 provided by council, confirming compliance with the requirements of section 138 of the *Roads Act 1993*.

46. **Dilapidation Report – Evidence**

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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

47. Subdivision Certificate

A Subdivision Certificate must be obtained from Council or an accredited certifier prior to lodgement of the Final Plan of Survey with NSW Land Registry Services.

48. Schedule of Compliance

The Subdivision 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). A schedule of compliance in table format must be submitted with the application for a Subdivision Certificate. The schedule must provide evidence of how all relevant conditions of development consent have been fulfilled.

49. Boundary Fencing

Fencing must be provided along all dividing property boundaries located behind the building line before the Subdivision / Strata Certificate for the site is obtained.

50. On-site Detention System

Prior to the issue of the Subdivision Certificate, the developer must:

create a restriction on use under the *Conveyancing Act 1919* over the on-site detention system and provide it to the Certifier as follows:

- i. The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression 'on-site stormwater detention system' must include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures. Name of the authority having the power to release, vary or modify the restriction referred to is Shoalhaven City Council.
- ii. create a positive covenant under the *Conveyancing Act 1919*, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Stormwater Detention System and Maintenance Schedule.
- iii. provide a certificate from a professional engineer, (as defined in the National Construction Code) to verify the structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the approved Construction Certificate plans.

51. Utility Services

Prior to the issue of a Subdivision / Strata Certificate, utility services must be provided in accordance with the following:

- i. The provision of electricity to service allotments and street lighting in the subdivision must be in accordance with the requirements of Endeavour Energy who are to confirm in writing that conditions of supply have been met.
- ii. The submission of a Telecommunications Infrastructure Provisioning Confirmation from an approved telecommunications carrier to the Certifier or Council (as applicable)

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confirming that satisfactory arrangements have been made for the provision of telecommunication services to all individual lots.

- iii. A Certificate of Compliance under Section 307 of Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000* 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 a Subdivision Certificate, as the case may be.

If 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.

Note: Relevant details, including monetary contributions (where applicable) under the Water Management Act 2000, are given on the attached Notice issued by Shoalhaven Water. For further information and clarification regarding the above please contact Shoalhaven Water's Development Unit on (02) 4429 3547.

52. Prior to the issue of a Subdivision Certificate:

- a) all existing easements must be acknowledged on the final subdivision plan.
- b) all existing restriction on the use of land must be acknowledged on the final subdivision plan.
- c) a minimum one (1) metre wide easement to drain water must be created over any encroaching drainage pipes.
- d) A minimum one (1) metre wide easement for services must be created over any encroaching utility service.

53. Restrictions – Easements and Restrictions on Use of Land

An Instrument must be prepared under section 88B of the Conveyancing Act 1919 which will provide for the following Restrictions on the land when the subdivision is registered: where there is shared infrastructure, landscaping, structures, and the like, arrangements must be made for access and maintenance.

The Instrument must contain a provision that it cannot be varied, modified or released without the consent of the relevant parties as appropriate and without the consent of the Shoalhaven City Council.

The Instrument must not contain any restriction that prohibits development on the site allowed under the relevant environmental planning instruments.

A draft 88B Instrument must be submitted to the Certifier for approval before an Subdivision Certificate is issued.

PART I: ONGOING USE OF THE DEVELOPMENT

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

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

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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the redirection and/or concentration of stormwater flows onto neighbouring properties.

PART J: OTHER COUNCIL APPROVALS AND CONSENTS

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

1. Approval to Connect to the Reticulated Sewerage System

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

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 and 3500.3 Stormwater Drainage.

- a) 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.

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 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

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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.

5. **Works as Executed - Stormwater Drainage**

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).

6. **Rainwater Facility**

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:

The tank inlet must be located a minimum of 500mm below the outlet of the eave gutter.

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.

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.

Overflow from the tank must be directed into the approved storm water system.

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.

Marking and labelling of rainwater services must be in accordance with AS 3500.1 Section 16.

The charged line to the above ground 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.

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.

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7. **Stormwater**

Stormwater from the new urban dwelling is to be conveyed to the street gutter via drainage designed and constructed in accordance with *AS/NZS 3500 Plumbing and Drainage* - Part 3: Stormwater drainage and the Building Code of Australia.

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:

the objects of the Environmental Planning and Assessment Act, 1979.

the aims, objectives and provisions of the applicable environmental planning instruments,

the aims, objectives and provisions of Shoalhaven Development Control Plan 2014 (SDCP 2014).

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](#)

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:

the development will not result in unacceptable adverse impacts on the natural and built environments.

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the amenity and character of land adjoining and in the locality of the development is protected.
any potential adverse environmental, social or economic impacts of the development are minimised.
all traffic, car parking and access arrangements for the development will be satisfactory.
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.

PART M: GENERAL ADVICE

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

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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 *Australian Standard 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.

Existing and proposed Swimming Pool/ Spa Barrier

Existing and proposed swimming pools or spas on the premises must comply with the provisions of the *Swimming Pools Act 1992*, *Swimming Pools Regulation 2018* and comply with all the relevant Australian Standards.

SIGNED on behalf of Shoalhaven City Council:



Bridge Rd, Nowra NSW 2541 | 02 4429 3111
Deering St, Ulladulla NSW 2539 | 02 4429 8999

Address all correspondence to
The Chief Executive Officer, PO Box 42, Nowra NSW 2541 Australia
council@shoalhaven.nsw.gov.au | DX5323 Nowra | Fax 02 4422 1816

shoalhaven.nsw.gov.au     

NOTICE TO APPLICANT OF DETERMINATION OF APPLICATION DEVELOPMENT CONSENT

Environmental Planning and Assessment Act, 1979
DA21/2348

TO:

Buildcert Planning
104 Hannell Street
WICKHAM NSW 2293

being the applicant(s) for DA21/2348 relating to:

36 Yarrawonga Dr, MOLLYMOOK BEACH - Lot 304 - DP 1234415

APPROVED USE AND OR DEVELOPMENT:

Attached Dual Occupancy I & Torrens Title Subdivision

DETERMINATION DATE:

TBA

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:

TBA

CONSENT TO LAPSE ON:

TBA

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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PART A: GENERAL CONDITIONS

1. General

The consent relates to attached dual occupancy with Torrens title subdivision 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
Site Plan	Drawing No 6	Keep Design Building	12.4.2022
Subdivision Plan	Drawing No 2	Keep Design Building	12.4.2022
Cover Page and Basix Commitments	Drawing No 1	Keep Design Building	12.4.2022
Lower Floor Plan	Drawing No 7	Keep Design Building	12.4.2022
Upper Floor Plan	Drawing No 8	Keep Design Building	12.4.2022
Front – South Elevation & Right - East Elevation	Drawing No 9	Keep Design Building	12.4.2022
Rear – North Elevation & Left - West Elevation	Drawing No 10	Keep Design Building	23.10.2021
Section 1-1	Drawing No 15	Keep Design Building	23.10.2021
Site Management / Concept Stormwater Plan	Drawing No 4	Keep Design Building	12.4.2022
Concept Landscape Plan	Drawing No 17	Keep Design Building	12.4.2022
Basix Certificate – Unit 1	Certificate No: 1236708S	Keep Design Building	2.9.2021
Basix Certificate – Unit 2	Certificate No: 1236710S_02	Keep Design Building	2.9.2021

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

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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 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. **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

5. **NSW Rural Fire Service**

The conditions of the General Terms of Approval issued by the NSW Rural Fire Service, Reference No: DA20211128005208-Original-1 dated 19 April 2022 are included as conditions of this consent and must be complied with.

PART C: PRIOR TO THE COMMENCEMENT OF WORKS

6. **Construction Certificate**

A Construction Certificate must be obtained from either Council or an accredited 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:

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- a) be a standard flushing toilet connected to a public sewer, or
- b) have an onsite 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. Run-off and Erosion Controls

Prior to the commencement of site works, run-off and erosion controls must be implemented 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.
- e) Note: all implemented measures must not cause water pollution as defined by the [Protection of the Environment Operations Act](#) (POEO).

11. 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.

12. 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*.

- a) The following details must be submitted to Council as part of the application:
- b) Any civil works design required by this consent.
- c) Evidence of the contractor's Public Liability Insurance to an amount of \$20 million.
- d) Name and contact information of the person responsible for all relevant works.
- e) A Traffic Control Plan prepared, signed and certified by a person holding the appropriate Transport for NSW (TfNSW) accreditation.

13. 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,

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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

14. Evidence

A Construction Certificate must not be issued until the Certifier has received notification from, or evidence of, any Council approval that is required Prior to the Commencement of Works.

15. Local Infrastructure Contributions

This development will generate a need for the additional services and/or facilities described in Shoalhaven Contributions Plan 2019 and itemised in the following table:

Project	Description	Rate	Qty	Total	GST	GST Incl
05 AREC 0005	Planning Area 5 - Active recreation facility upgrades various locations	\$1,054.53	1	\$1,054.53	\$0.00	\$1,054.53
05 CFAC 2010	Southern Shoalhaven Branch Library	\$530.63	1	\$530.63	\$0.00	\$530.63
05 ROAD 2001	Bishop Drive extension (Northern Link Road)	\$5,584.38	1	\$5,584.38	\$0.00	\$5,584.38
05 ROAD 3061	Matron Porter Drive - Princes Highway to Leo Drive, Mollymook	\$1,827.74	1	\$1,827.74	\$0.00	\$1,827.74
CW AREC 5005	Shoalhaven Community and Recreational Precinct SCArP Cambewarra Road Bomaderry	\$1,104.42	1	\$1,104.42	\$0.00	\$1,104.42
CW CFAC 5002	Shoalhaven Entertainment Centre (Bridge Road Nowra)	\$834.71	1	\$834.71	\$0.00	\$834.71
CW CFAC 5006	Shoalhaven City Library Extensions (Berry Street, Nowra)	\$1,292.05	1	\$1,292.05	\$0.00	\$1,292.05
CW CFAC 5007	Shoalhaven Regional Gallery	\$70.93	1	\$70.93	\$0.00	\$70.93
CW FIRE 2001	Citywide Fire & Emergency services	\$139.37	1	\$139.37	\$0.00	\$139.37
CW FIRE 2002	Shoalhaven Fire Control Centre	\$203.89	1	\$203.89	\$0.00	\$203.89
CW MGMT 3001	Contributions Management & Administration	\$579.56	1	\$579.56	\$0.00	\$579.56
				Sub Total:		\$13,222.21
				GST Total:		\$0.00
				Estimate Total:		\$13,222.21

The total contribution, identified in the above table or as indexed in future years, must be paid to Council prior to the issue of a Construction Certificate. Evidence of payment must be provided to the Certifying Authority.

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Contributions Plan 2019 can be accessed on Councils website www.shoalhaven.nsw.gov.au or may be inspected on the public access computers at the libraries and the Council Administrative Offices, Bridge Road, Nowra and Deering Street, Ulladulla.

16. Access Driveway Design Standards - Urban

- a) Prior to the issue of a Construction Certificate, certified engineering design plans must be prepared by a professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier. The access driveway design must comply with the following:
- b) Council's Engineering Design Standard Drawings.
- c) 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 100m depth.
- d) 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. Stormwater - New Urban Dwellings

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*.

Drainage must be designed and constructed in accordance with:

- i. the approved concept plans prepared by KEEP Building Design dated 23/10/2021
- ii. the National Construction Code
- iii. Council's [Engineering Design Specifications](#)
- iv. [Development Control Plan G2](#)

18. On-Site Detention – Infill Subdivision and Development

Prior to the issue of a Construction Certificate, certified engineering design plans and specifications must be prepared by professional engineer, (as defined in the National Construction Code) or surveyor and approved by the Certifier.

The on-site stormwater detention (OSD) design must comply with the following:

- a) Designed such that stormwater runoff from the site for design storm events up to and including the 1% AEP does not exceed the pre-developed conditions.

19. 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.

20. Street Numbering of Dwellings

Street numbering must comply with the State Governments Comprehensive Property Addressing System (CPAS), and Council's Property Address Numbering Policy.

Street numbering for the development must be as follows:

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Unit 1 – 36B Yarrawonga Drive Mollymook Beach

Unit 2 – 36A Yarrawonga Drive Mollymook Beach

The allocated numbers must be shown on the engineering plans with the Construction Certificate. Where plans and details are provided to service suppliers, numbers must be in accordance with the above.

21. 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.
- d) 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*.

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.

23. Erosion and Sediment Control Plan (ESCP)

Prior to the issue of a Construction Certificate, an Erosion and Sediment Control Plan (ESCP) must be prepared by a Professional Engineer, (as defined in the National Construction Code) in accordance with the Landcom Manual – Soils and Construction, Managing Urban Stormwater, Vol 1, 4th Edition March 2004 to the satisfaction of the Certifier.

All implemented measures must:

- a) not cause water pollution as defined by the [Protection of the Environment Operations Act](#) (POEO).
- b) be maintained at all times.
- c) not be decommissioned until at least 70% revegetation cover has been established.

24. Existing Infrastructure

Any required alterations or repair of damaged 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

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confirming that the proposed works do not affect any existing infrastructure this will potentially prevent unexpected costs and expenses.

25. **External Lighting**

Any external lighting is to be designed to minimise glare and nuisance to neighbours, details of which are to be shown on the Construction Certificate drawings.

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

NIL

PART F: DURING WORKS

26. **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.

27. **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.

28. **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.

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](#).

29. **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:

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).

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

30. **Survey Report – Height**

In order to ensure compliance with approved plans, a Survey Certificate to Australian Height Datum must be prepared by a Registered Surveyor as follows:

- a) At the completion of the first structural floor level indicating the level of that floor and the relationship of the building to the boundaries.
- b) At the completed height of the building, prior to the placement of concrete in work, or the laying of roofing materials.
- c) At completion, the relationship of the building and any penetrations thereto, to the boundaries.

Progress certificates in response to points (a) through to (c) must be provided to the Certifier at the time of carrying out relevant progress inspections. Under no circumstances will work be allowed to proceed should such survey information be unavailable or reveal discrepancies between the approved plans and the proposed works.

31. **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.

During construction:

- a. all vehicles entering or leaving the site must have their loads covered, and
- b. all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.
- c. At the completion of the works, the work site must be left clear of waste and debris.

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. **Earthworks and Excavation**

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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.
 - a. 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

PART G: PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

34. 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).

35. 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—

before 8 am or after 10 pm on any Saturday, Sunday or public holiday, or

before 7 am or after 10 pm on any other day.

36. 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*.

37. Colours and Materials

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

38. Landscaping Compliance

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Prior to the issue of an Occupation Certificate, the developer must provide the Certifier with written evidence from a suitably qualified landscape professional that all landscape works have been completed in accordance with the approved landscape plans.

The Certifier must be satisfied that any required Street trees have been installed in accordance with requirements.

39. **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.

40. **Retaining Walls – Certification**

Prior to the issue of an 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.

41. **Evidence of Compliance with Bushfire Measures**

Prior to the issue of Occupation Certificate, certification must be provided by a BPAD Level 3 accredited consultant to the satisfaction of the Certifier, that the bushfire measures required by the approval have been installed to their satisfaction.

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 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. **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.

44. **Works as Executed - Stormwater Drainage**

Prior to the issue of the 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 dimensions and levels must be shown in red on a copy of the approved Construction Certificate plans. This plan must verify surface and invert levels on all pits, invert levels and sizes of all pipelines, and finished surface levels on all paved areas. All levels must relate to Australian Height Datum.

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).

45. **Works in the Road Reserve - Evidence of completion**

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Prior to the issue of a full Occupation Certificate, the developer must provide the Certifier with a Construction Inspection Ticket Completion 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

47. Subdivision Certificate

A Subdivision Certificate must be obtained from Council or an accredited certifier prior to lodgement of the Final Plan of Survey with NSW Land Registry Services.

48. Schedule of Compliance

The Subdivision 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). A schedule of compliance in table format must be submitted with the application for a Subdivision Certificate. The schedule must provide evidence of how all relevant conditions of development consent have been fulfilled.

49. Boundary Fencing

Fencing must be provided along all dividing property boundaries located behind the building line before the Subdivision / Strata Certificate for the site is obtained.

50. On-site Detention System

Prior to the issue of the Subdivision Certificate, the developer must:

create a restriction on use under the *Conveyancing Act 1919* over the on-site detention system and provide it to the Certifier as follows:

- i. The registered proprietor of the lot burdened must not make or permit or suffer the making of any alterations to any on-site stormwater detention system on the lot(s) burdened without the prior consent in writing of the authority benefited. The expression 'on-site stormwater detention system' must include all ancillary gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater as well as all surfaces graded to direct stormwater to those structures. Name of the authority having the power to release, vary or modify the restriction referred to is Shoalhaven City Council.
- ii. create a positive covenant under the *Conveyancing Act 1919*, requiring the property owner(s) to undertake maintenance in accordance with the Construction Certificate approved On-Site Stormwater Detention System and Maintenance Schedule.
- iii. provide a certificate from a professional engineer, (as defined in the National Construction Code) to verify the structural adequacy of the on-site detention facility and that the facility has been constructed in accordance with the approved Construction Certificate plans.

51. Utility Services

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Prior to the issue of a Subdivision / Strata Certificate, utility services must be provided in accordance with the following:

- a) The provision of electricity to service allotments and street lighting in the subdivision must be in accordance with the requirements of Endeavour Energy who are to confirm in writing that conditions of supply have been met.
- b) The submission of a Telecommunications Infrastructure Provisioning Confirmation from an approved telecommunications carrier to the Certifier or Council (as applicable) confirming that satisfactory arrangements have been made for the provision of telecommunication services to all individual lots.
- c) A Certificate of Compliance under Section 307 of Division 5 of Part 2 of Chapter 6 of the *Water Management Act 2000* 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 a Subdivision Certificate, as the case may be.

If 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.

Note: Relevant details, including monetary contributions (where applicable) under the Water Management Act 2000, are given on the attached Notice issued by Shoalhaven Water. For further information and clarification regarding the above please contact Shoalhaven Water's Development Unit on (02) 4429 3547.

52. **Prior to the issue of a Subdivision Certificate:**

- a) all existing easements must be acknowledged on the final subdivision plan.
- b) all existing restriction on the use of land must be acknowledged on the final subdivision plan.
- c) a minimum one (1) metre wide easement to drain water must be created over any encroaching drainage pipes.
- d) A minimum one (1) metre wide easement for services must be created over any encroaching utility service.

53. **Restrictions – Easements and Restrictions on Use of Land**

An Instrument must be prepared under section 88B of the Conveyancing Act 1919 which will provide for the following Restrictions on the land when the subdivision is registered:

- a) where there is shared infrastructure, landscaping, structures, and the like, arrangements must be made for access and maintenance.
- b) The Instrument must contain a provision that it cannot be varied, modified or released without the consent of the relevant parties as appropriate and without the consent of the Shoalhaven City Council.
- c) The Instrument must not contain any restriction that prohibits development on the site allowed under the relevant environmental planning instruments.
- d) A draft 88B Instrument must be submitted to the Certifier for approval before an Subdivision Certificate is issued.

PART I: ONGOING USE OF THE DEVELOPMENT

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

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

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.

the redirection and/or concentration of stormwater flows onto neighbouring properties.

PART J: OTHER COUNCIL APPROVALS AND CONSENTS

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

1. Approval to Connect to the Reticulated Sewerage System

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

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 and 3500.3 Stormwater Drainage.

a) 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.

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 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.

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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.

5. **Works as Executed - Stormwater Drainage**

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).

6. **Rainwater Facility**

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:

The tank inlet must be located a minimum of 500mm below the outlet of the eave gutter.

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.

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.

Overflow from the tank must be directed into the approved storm water system.

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.

Marking and labelling of rainwater services must be in accordance with AS 3500.1 Section 16.

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The charged line to the above ground 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.

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.

7. **Stormwater**

Stormwater from the new urban dwelling is to be conveyed to the street gutter via drainage designed and constructed in accordance with *AS/NZS 3500 Plumbing and Drainage* - Part 3: Stormwater drainage and the Building Code of Australia.

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:

the objects of the Environmental Planning and Assessment Act, 1979.

the aims, objectives and provisions of the applicable environmental planning instruments,

the aims, objectives and provisions of Shoalhaven Development Control Plan 2014 (SDCP 2014).

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](#)

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*

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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:

the development will not result in unacceptable adverse impacts on the natural and built environments.

the amenity and character of land adjoining and in the locality of the development is protected.

any potential adverse environmental, social or economic impacts of the development are minimised.

all traffic, car parking and access arrangements for the development will be satisfactory.

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.

PART M: GENERAL ADVICE

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

Determination Notice - Page 18 of 18 - DA21/2348

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 *Australian Standard 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.

Existing and proposed Swimming Pool/ Spa Barrier

Existing and proposed swimming pools or spas on the premises must comply with the provisions of the *Swimming Pools Act 1992*, *Swimming Pools Regulation 2018* and comply with all the relevant Australian Standards.

SIGNED on behalf of Shoalhaven City Council:

NSW120521 - 32 Yarrawonga Drive

DRAWING SCHEDULE	
01	- Cover Page
02	- Site Analysis
03	- Proposed Sub-division Plan
04	- Site Plan
05	- Management / Concept Stormwater
06	- Shadow Profiles
07	- Lower Floor Plan
08	- Upper Floor Plan
09	- Elevations 1
10	- Elevations 2
11	- Lower Floor Coverings Plan
12	- Upper Floor Coverings Plan
13	- Lower Electrical Plan
14	- Upper Electrical Plan
15	- Section Detail
16	- Window Schedule
17	- Landscape Plan

Development Application
BAL 29 CONSTRUCTION

PROPOSED DUAL OCCUPANCY
Lot 211, No.32 Yarrawonga Drive,
Mollymook Beach, NSW 2539

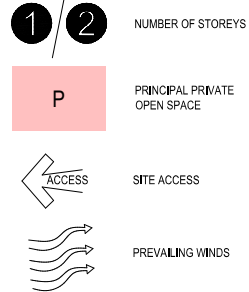


BASIX COMMITMENTS (per unit)	
Water:	201m ² (U1) & 198m ² (U2) of roof surface area diverted to rain tank Min. 3,000L rain tank connected to: - 1 External tap All fixtures to be min. 4 star rated All showers to be min 4 star rated (>4.5 but <= 6.0 L/min)
Thermal Comfort:	<u>ROOF</u> Colorbond (un-ventilated) foil/sarking <u>CEILING</u> Plasterboard - R5.0 Ceiling insulation <u>EXTERNAL WALLS</u> Framed - R3.2 Batts Brick Vener - R3.1 Batts <u>INTERNAL WALLS</u> No insulation required <u>FLOOR</u> Suspended Timber Floor above open subfloor - R1.8 Batts Suspended Timber Floor above garage - R0.3 Insulation
Glazing:	All windows & sliding doors to be aluminium framed - single clear glazing
Energy:	- HWS = Gas Instantaneous (5.5 star) - 1-Phase air-conditioning (4.0 star-cold zone) to 1 living area and 1 bedroom - Ceiling fan to at least 1 bedroom - Rangehood (ducted to ext.), manual switch - Exhaust fan (ducted to ext.) to bathrooms, manual switch - Exhaust fan (ducted to ext.) to laundry, manual switch - Fluro / LED lighting throughout - Fixed outdoor clothes line - Gas cooktop & electric oven - Well ventilated fridge space (as defined by Basix)

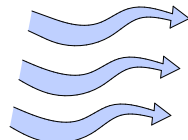
			<p>GENERAL NOTES: 1. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING 2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK OR ORDERING MATERIALS 3. ANY DISCREPANCIES TO BE REPORTED TO AUTHOR BEFORE PROCEEDING 4. BOUNDARIES TO BE VERIFIED BY SURVEYOR. ALL UNDERGROUND SERVICES TO BE LOCATED BY BUILDER 5. OTHER CONSULTANT DRAWINGS TO TAKE PREFERENCE 6. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH ALL RELEVANT CODES AND AUSTRALIAN STANDARDS 7. THESE PLANS ARE COPYRIGHT WORK OF KEEP BUILDING DESIGN & MAY NOT BE USED WITHOUT PERMISSION</p>	Client / Owner:	<p>Proposed Dual OCC No.32 Lot 211 Yarrawonga Drive, Mollymook Beach, NSW 2539</p>	<table border="1"> <tr> <th>Date</th> <th>Issue</th> <th>Comment</th> </tr> <tr> <td>12-05-21</td> <td>1</td> <td>Preliminary sketch</td> </tr> <tr> <td>03-06-21</td> <td>2</td> <td>Preliminary concept</td> </tr> <tr> <td>09-06-21</td> <td>3</td> <td>Revised concept, contour survey added</td> </tr> <tr> <td>07-08-21</td> <td>4</td> <td>Concept plans</td> </tr> <tr> <td>23-10-21</td> <td>5</td> <td>Council plans - landscape plan added</td> </tr> <tr> <td>03-12-21</td> <td>6</td> <td>Revised stormwater plan</td> </tr> </table>	Date	Issue	Comment	12-05-21	1	Preliminary sketch	03-06-21	2	Preliminary concept	09-06-21	3	Revised concept, contour survey added	07-08-21	4	Concept plans	23-10-21	5	Council plans - landscape plan added	03-12-21	6	Revised stormwater plan		<p>Date: 23/12/2021</p> <p>Scale:</p>	<p>Issue: Council</p> <p>Drawing No.: 01 (of 17)</p>
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AMJ Capital																														

NSW120521 - 32 Yarrawonga Drive

LEGEND:



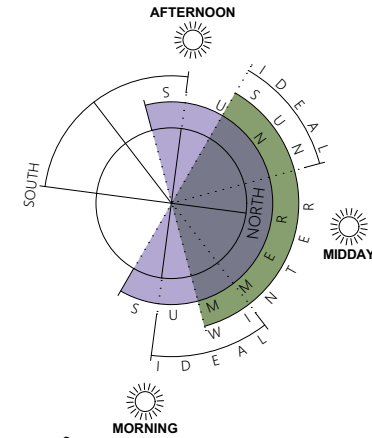
WINTER COLD
SOUTHERLY WINDS



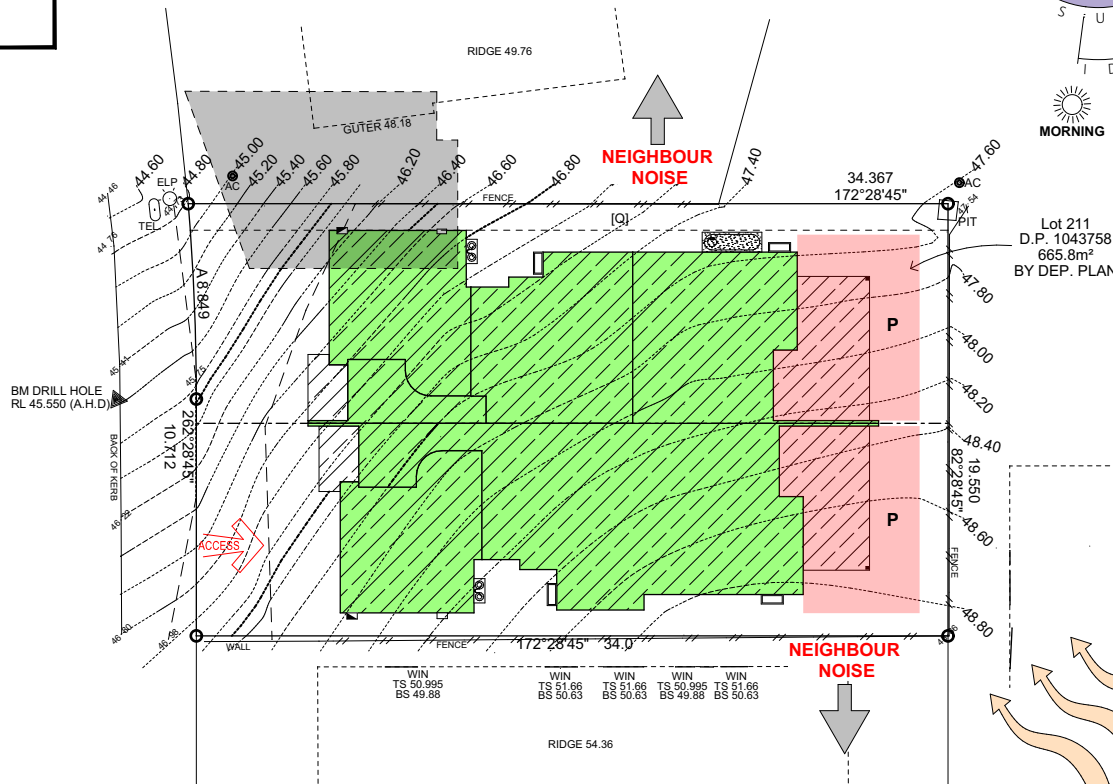
NEIGHBOUR
NOISE

NEIGHBOUR
NOISE

TEMPERATE NORTH EAST
BREEZE



YARRAWONGA DRIVE



KEEP
BUILDING DESIGN

REGIONAL BUILDERS NETWORK

WOLFESMITHS

GENERAL NOTES:
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Client / Owner:

AMJ Capital

Proposed Dual OCC

No.32 Lot 211 Yarrawonga Drive,
Mollymook Beach, NSW 2539

Date	Issue	Comment
12/05/21	1	Preliminary plan
09/06/21	2	Preliminary concept
29/06/21	3	Revised concept, contour survey added
01/08/21	4	Council plans
28/10/21	5	Second plans - landscape plan added
23/12/21	6	Revised stormwater plan

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Date:

23/12/2021

Issue:

Council

Scale:

1:200 @ A3

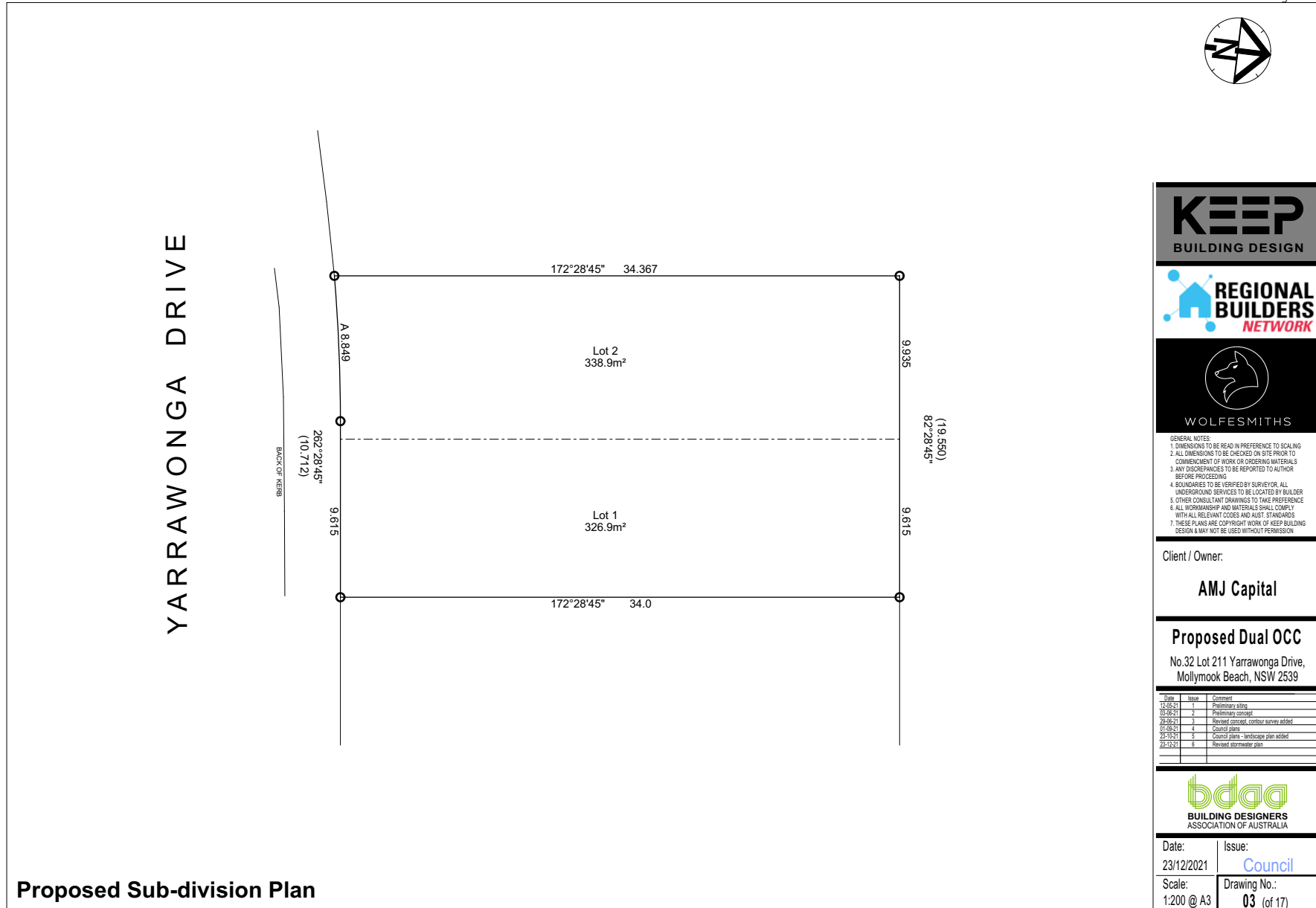
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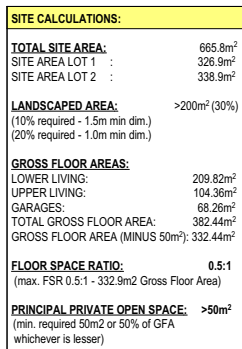
02 (of 17)

Site Analysis

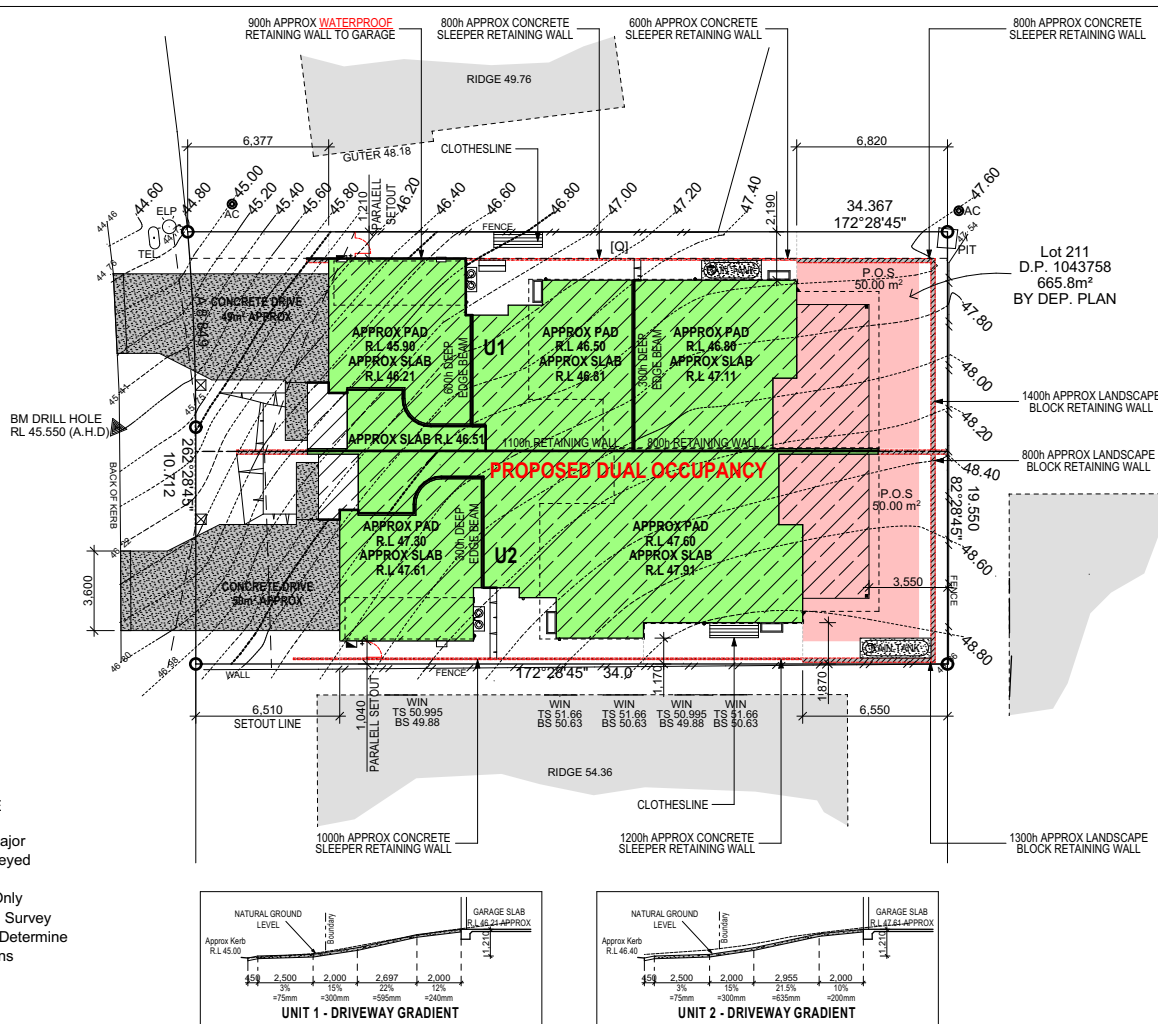
CL22.470 - Attachment 5

NSW120521 - 32 Yarrawonga Drive





YARRAWONGA DRIVE



[Q] EASEMENT TO DRAIN WATER 1.2 WIDE

Note: 1. Contour Interval 0.2m Minor And 1m Major
2. Only Visible Services Have Been Surveyed
- Refer To Dial Before You Dig
3. Boundary Positions Are Approximate Only
And Should Be Verified By A Cadastral Survey
4. A Title Search Has Not Been Done To Determine
Any Affecting Easements Or Restrictions
5. Datum Level Corsnet (A.H.D.)

Site Plan

CEH Consulting Pty Ltd.

A. B. N. 81 056 544 604

CONSULTING LAND, ENGINEERING AND MINING SURVEYORS, TOWN PLANNERS
'THE LINK' 44 BAAN BAAN STREET DAPTO NSW 2530

PHONE 02 42 614366

msmith@cehconsulting.com.au

FAX 02 42 615243

DETAIL SURVEY OF
LOT 211 IN DP 1043758
YARRAWONGA DRIVE,
ULLADULLA, NSW

DATE	17/06/2021
SURVEYOR	DM
DRAWN	MS
CHECKED	MS
SURVEY FILE	

DRG. No.
D221295
SCALE 1:200@A3
Sheet 1 of 1 Sheets



KEEP
BUILDING DESIGN

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Client / Owner:

AMJ Capital

Proposed Dual OCC

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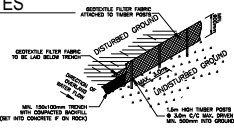


Date: 23/12/2021	Issue: Council
Scale: 1:200 @ A3	Drawing No.: 04 (of 17)

NSW120521 - 32 Yarrowonga Drive

SEDIMENT CONTROL NOTES

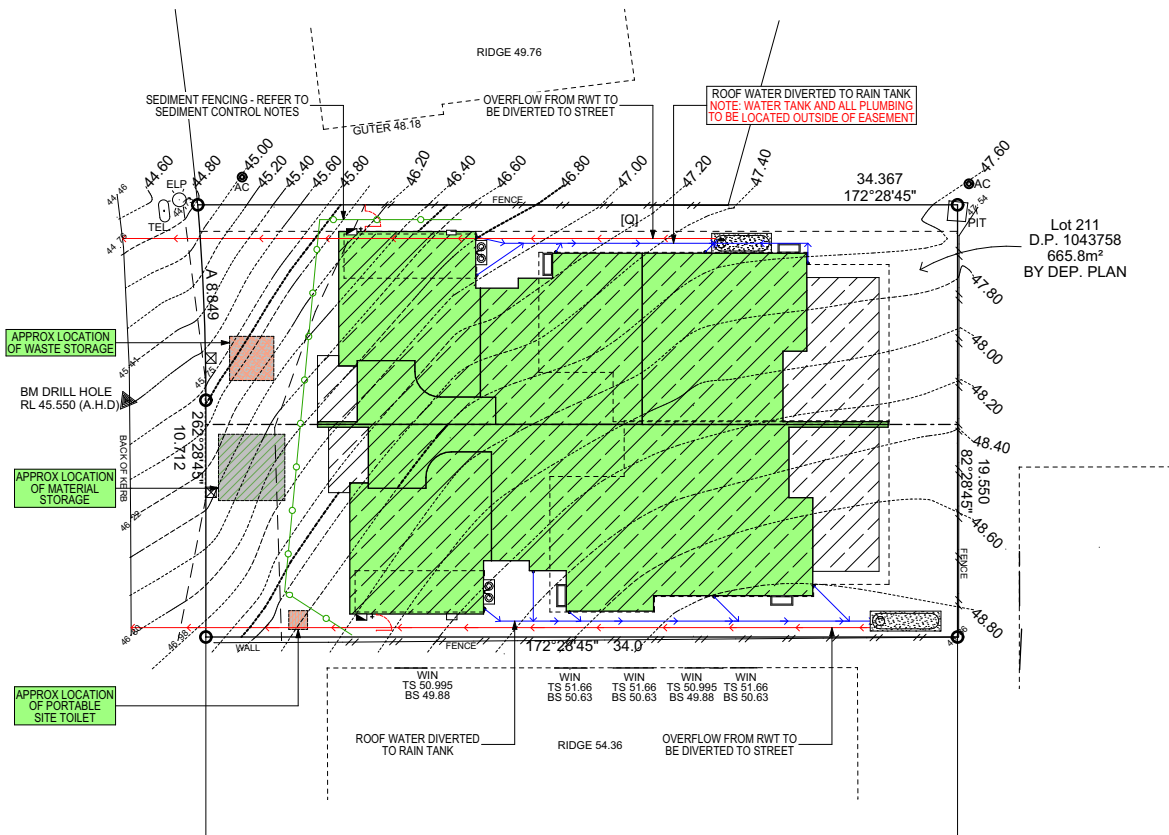
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF ROOF FALL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



SEDIMENT FENCE

NOT TO SCALE

YARROWONGA DRIVE



Site Management / Concept Stormwater Plan



KEEP
BUILDING DESIGN

REGIONAL BUILDERS NETWORK



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Client / Owner:

AMJ Capital

Proposed Dual OCC

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Mollymook Beach, NSW 2539

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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

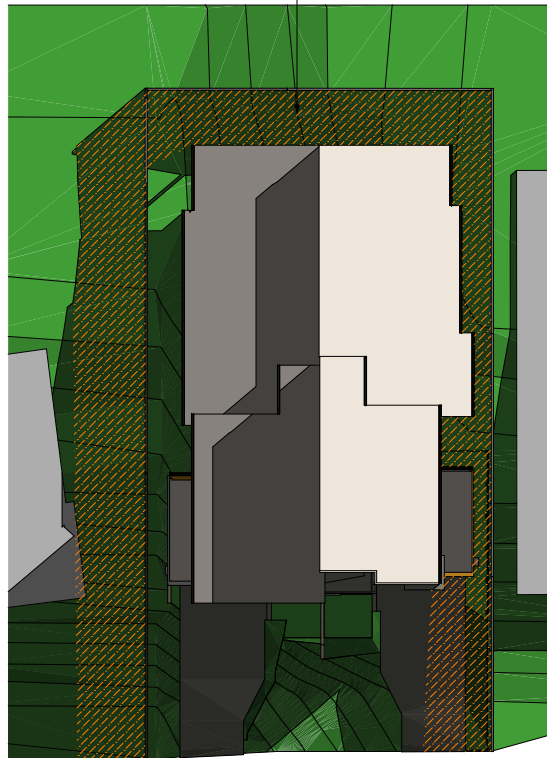
Date:	Issue:
23/12/2021	Council
Scale:	Drawing No.:
1:200 @ A3	05 (of 17)

NSW120521 - 32 Yarrowonga Drive

Shadow Diagrams - June 21st

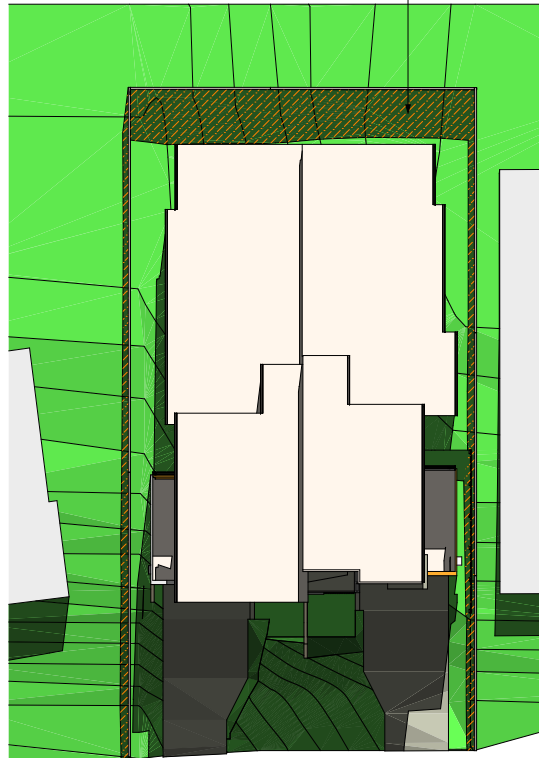


shadows cast by 1800h fencing
to common boundaries



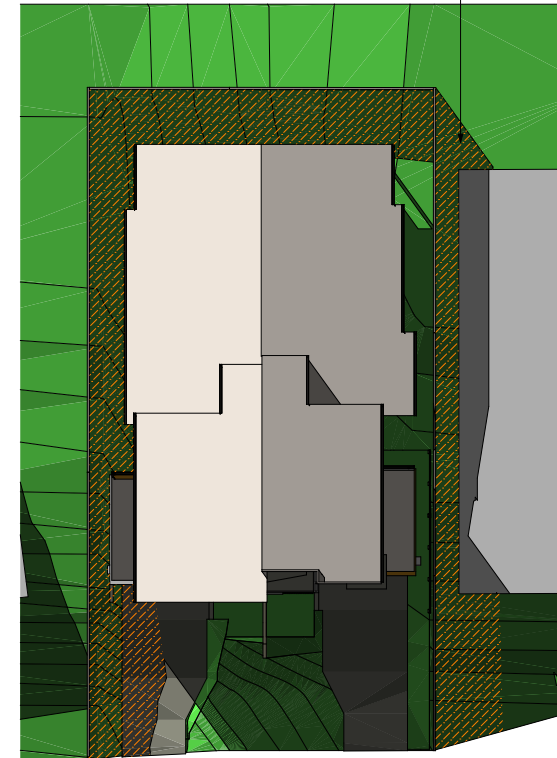
9am

shadows cast by 1800h fencing
to common boundaries



12pm

shadows cast by 1800h fencing
to common boundaries



3pm

KEEP
BUILDING DESIGN

**REGIONAL
BUILDERS
NETWORK**



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bdga
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Date:

23/12/2021

Scale:

1:250 @ A3

Issue:

Council

Drawing No.:

06 (of 17)

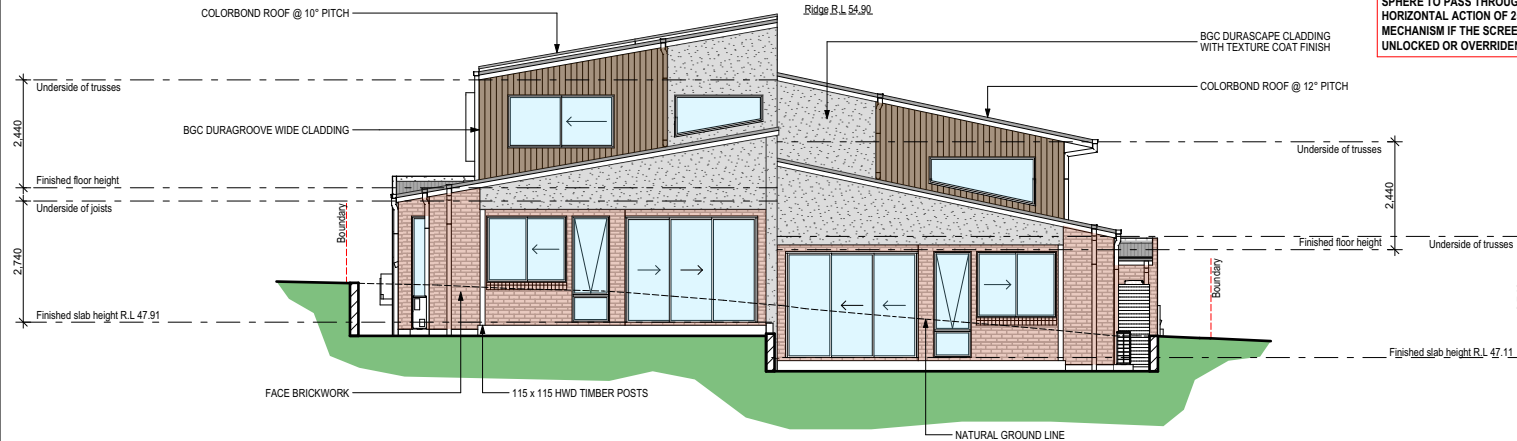
NSW120521 - 32 Yarrowonga Drive

NOTE:
THESE DRAWINGS ARE A PICTORIAL INDICATION ONLY,
SOME VARIATION MAY OCCUR ON SITE.

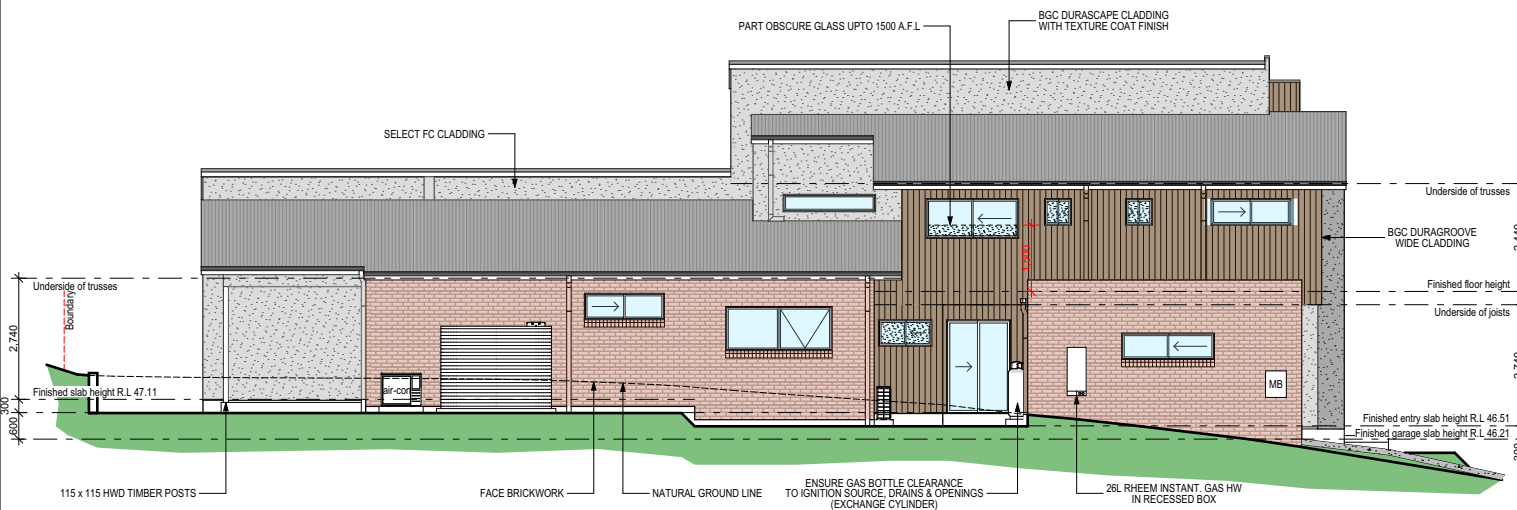
BAL 29 CONSTRUCTION

**NOTE: REFER TO STRUCTURAL ENGINEERING PLANS FOR ARTICULATION
JOINT DETAILS**

**NOTE: PROTECTION OF OPENABLE WINDOWS RESTRICTED AS PER N.C.C
PART 3.9.2.6 & 3.9.2.7**
- WHERE UPPER FLOOR WINDOW SILL IS LESS THAN 1.7m ABOVE FLOOR
THE WINDOW IS TO BE RESTRICTED WHICH DOES NOT PERMIT A 125mm
SPHERE TO PASS THROUGH THE WINDOW OPENING, RESIST AN OUTWARD
HORIZONTAL ACTION OF 250N AND HAVE A CHILD RESISTANT RELEASE
MECHANISM IF THE SCREEN OR DEVICE IS ABLE TO BE REMOVED
UNLOCKED OR OVERRIDDEN



Rear Elevation - North



Left Elevation - West

KEEP
BUILDING DESIGN

**REGIONAL
BUILDERS
NETWORK**

WOLFESMITHS

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













bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA


















Date:
23/12/2021

Issue:
Council

Scale:
1:100 @ A3

Drawing No.:
10 (of 17)

Unit 1 - Aluminium Framed Windows & Doors							
Location	Door / Window Type	External View	Height	Width	Area (m2)	Wall Type	Notes
U1 - W18 Nook	Fixed Window		600	610	0.37	90mm WALL	1450 HEAD HEIGHT
U1 - W18 Nook	Fixed Window		600	610	0.37	90mm WALL	2400 HEAD HEIGHT
U1 - W19 Garage	Sliding Window		600	2,100	1.26	240 Brick Veneer	
U1 - W20 Laundry	Sliding glass door		2,100	1,450	3.05	90mm WALL	
U1 - W21 Ensuite	Sliding Window		600	1,210	0.73	90mm WALL	OBSURE
U1 - W22 Master	Awning Window		1,000	2,410	2.41	240 Brick Veneer	
U1 - W23 Meals	Sliding Window		600	1,810	1.09	240 Brick Veneer	
U1 - W24 Kitchen	Sliding Window		1,500	1,810	2.72	240 Brick Veneer	
U1 - W25 Kitchen	Awning Window		2,400	850	2.04	240 Brick Veneer	
U1 - W26 Family	Sliding door Multi-panels		2,400	3,000	7.20	240 Brick Veneer	
U1 - W27 Bed 2	Sliding glass door		2,100	1,810	3.80	90mm WALL	
U1 - W28 Bed 3	Fixed Window		1,500	1,800	2.70	90mm WALL	Single Window
U1 - W28 Bed 3	Awning Window		1,500	610	0.92	90mm WALL	
U1 - W29 Bed 3	Sliding Window		600	1,810	1.09	90mm WALL	
U1 - W30 Bath	Sliding Window		600	610	0.37	90mm WALL	OBSURE
U1 - W31 Bath	Sliding Window		600	610	0.37	90mm WALL	OBSURE
U1 - W32 Bed 4	Sliding Window		900	2,100	1.89	90mm WALL	
U1 - W33 Bed 4	Fixed Window	Refer to elevation	600	2,410	1.45	90mm WALL	CUSTOM SHAPE FG
U1 - W34 Void	Awning Window		400	2,100	0.84	90mm WALL	2200 HEAD HEIGHT

Unit 2 - Aluminium Framed Windows & Doors							
Location	Door / Window Type	External View	Height	Width	Area (m2)	Wall Type	Notes
U2 - W01 Nook	Awning Window		2,400	610	1.46	90mm WALL	
U2 - W02 Garage	Sliding Window		600	2,100	1.26	90mm WALL	
U2 - W03 Laundry	Sliding glass door		2,400	1,450	3.48	90mm WALL	
U2 - W04 Ensuite	Sliding Window		600	1,210	0.73	90mm WALL	AWNING WINDOW
U2 - W05 Master	Awning Window		1,000	2,410	2.41	240 Brick Veneer	
U2 - W06 Master	Awning Window		2,400	400	0.96	240 Brick Veneer	
U2 - W07 Meals	Sliding Window		600	1,810	1.09	240 Brick Veneer	
U2 - W08 Kitchen	Sliding Window		1,500	1,810	2.72	240 Brick Veneer	
U2 - W09 Kitchen	Awning Window		2,400	850	2.04	240 Brick Veneer	
U2 - W10 Family	Sliding door Multi-panels		2,400	3,000	7.20	240 Brick Veneer	
U2 - W11 Bed 2	Sliding glass door		2,100	1,810	3.80	90mm WALL	
U2 - W12 Bed 3	Fixed Window		1,500	1,200	1.80	90mm WALL	Single Window
U2 - W12 Bed 3	Awning Window		1,500	610	0.92	90mm WALL	
U2 - W13 Bed 3	Fixed Window		1,500	1,500	2.25	90mm WALL	PART OBSURE
U2 - W14 Bath	Sliding Window		600	610	0.37	90mm WALL	OBSURE
U2 - W15 Bath	Sliding Window		600	610	0.37	90mm WALL	OBSURE
U2 - W16 Bed 4	Sliding Window		1,200	2,410	2.89	90mm WALL	
U2 - W17 Void	Fixed Window	Refer to elevation	600	2,000	1.20	90mm WALL	CUSTOM SHAPE FG
					71.62 m²		

NSW120521 - 32 Yarrowonga Drive

NOTE:
WINDOWS RESTRICTED AS PER N.C.C 2019

NOTE:
- ALL GLAZING TO COMPLY WITH AS1288-94 WINDOWS AND DOORS
- NOMINAL SIZES ONLY. ACTUAL SIZES AND STYLES TO BE CONFIRMED WITH MANUFACTURER

NOTE: GLAZED WINDOWS & DOORS AS PER BASIX CERTIFICATE



GENERAL NOTES:
1. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING
2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK OR ORDERING MATERIALS
3. ANY DISCREPANCIES TO BE REPORTED TO AUTHOR BEFORE PROCEEDING
4. BOUNDARIES TO BE VERIFIED BY SURVEYOR. ALL UNDERGROUND SERVICES TO BE LOCATED BY BUILDER
5. OTHER CONSULTANT DRAWINGS TO TAKE PRECEDENCE
6. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH ALL RELEVANT CODES AND AUSTRALIAN STANDARDS
7. THESE PLANS ARE COPYRIGHT WORK OF KEEP BUILDING DESIGN & MAY NOT BE USED WITHOUT PERMISSION

Client / Owner:

AMJ Capital

Proposed Dual OCC

No.32 Lot 211 Yarrowonga Drive,
Mollymook Beach, NSW 2539

Date	Issue	Comment
12-05-21	1	Preliminary siting
03-06-21	2	Preliminary concept
29-06-21	3	Revised concept, contour survey added
01-08-21	4	Council plans
28-10-21	5	Second plans - landscape plan added
23-12-21	6	Revised stormwater plan



Date:

23/12/2021

Issue:

Council

Scale:

Drawing No.:

16 (of 17)

BAL 29 CONSTRUCTION

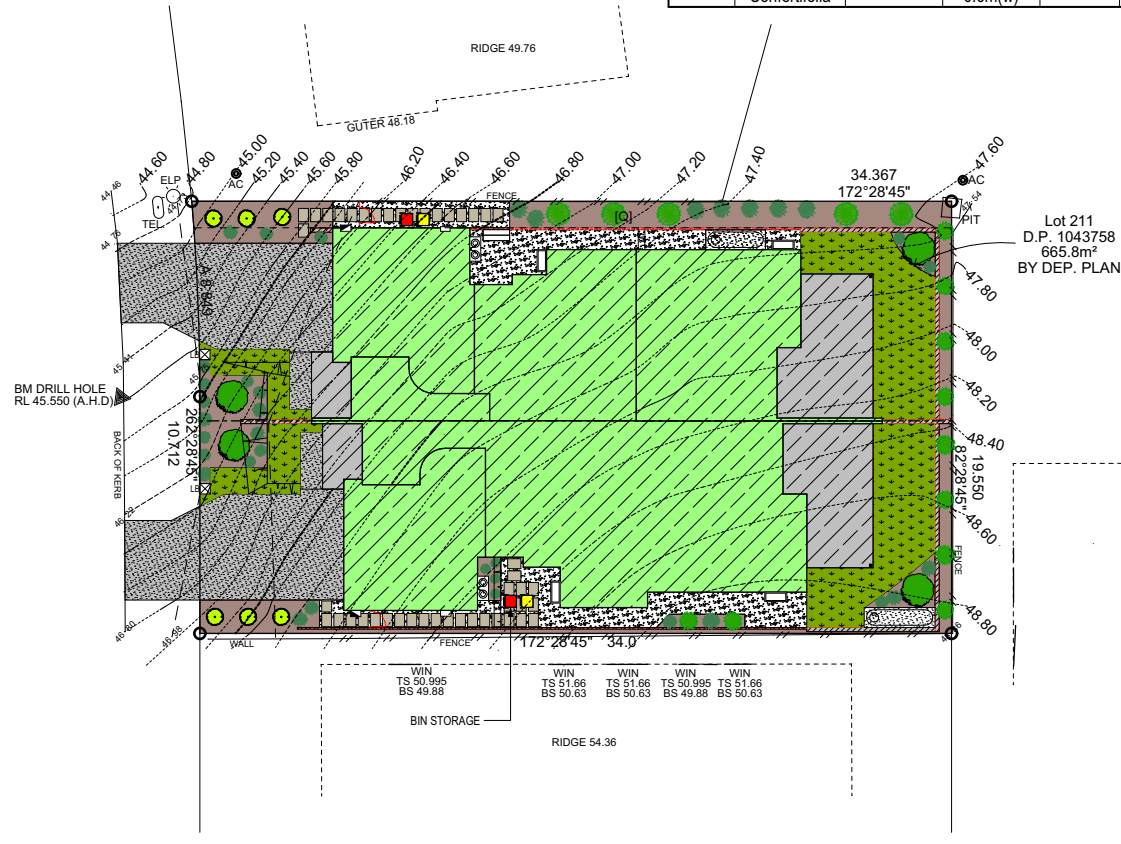
CL22.470 - Attachment 5

NSW120521 - 32 Yarrowonga Drive

LANDSCAPE SCHEDULE			
LB	Letterbox	By builder	(approx.) Quantities
	Approx. position of clothesline	By builder	
	Concrete pavers	By builder	
	Colored concrete driveway	By builder	
	Approx position of garbage bins	By owner	
	Turf areas	By builder	110m ²
	Garden bed with mulch	By builder	63m ²
	Small riverstone / gravel or similar	By builder	45m ²
NOTE: * SOIL PREPARATION - ADD GYPSUM OR LIQUID GROUND BREAKER AS REQUIRED. GARDEN BEDS TO BE MOUNDED UP MIN. 300mm. SOILS TO BE MIXED WITH COMPOST PRIOR TO PLANTING. IMPORTED SOILS TO BE SANDY LOAM MIX OR SIMILAR. * ORGANIC MULCH TO GARDEN BED			
NOTE: * PLANT SELECTION, POSITIONING & QUANTITIES TO BE CONFIRMED BY BUILDER / CONTRACTOR			

PLANTING SCHEDULE						
Symbol	Botanical Name	Common Name	Mature Height & Width	Pot Size	Native or Exotic	Quantity
	TBC		5.0m(h) x 3.0m(w)	45 Ltr.	TBC	4
	Syzygium Australe	Resilience Lilly Pilly	4.0m(h) x 2.0m(w)	25 Ltr.	Native	12
	Alpinia Caerulea	Native Ginger	2.0m(h) x 1.5m(w)	300mm	Native	13
	Lomandra Confertifolia	Mat Rush	0.4(h) x 0.6m(w)	200mm	Native	37

YARROWONGA DRIVE



Concept Landscape Plan

KEEP
BUILDING DESIGN

REGIONAL
BUILDERS
NETWORK

WOLFESMITHS

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Client / Owner:
AMJ Capital

Proposed Dual OCC
 No.32 Lot 211 Yarrowonga Drive,
 Mollymook Beach, NSW 2539

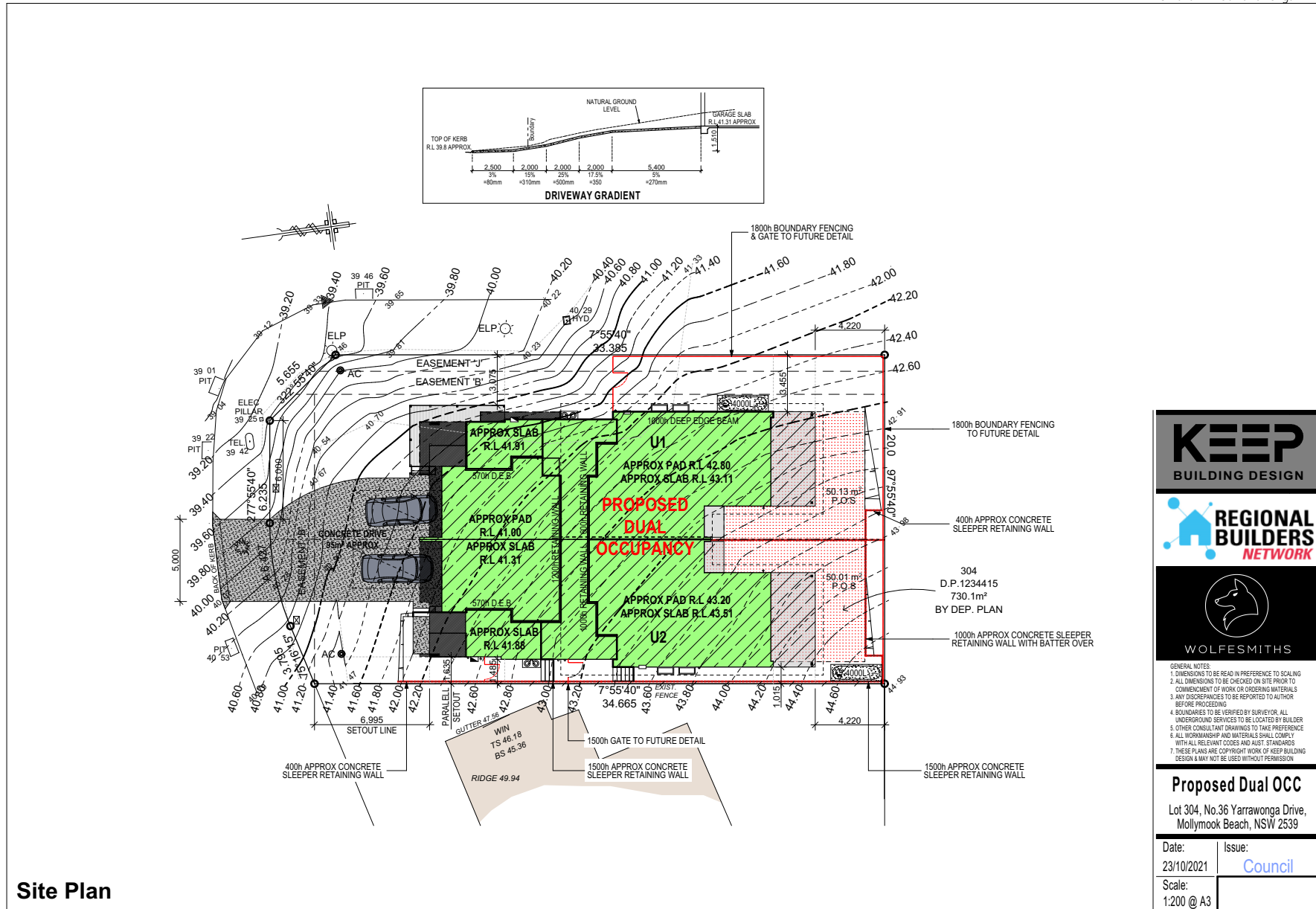
Date	Issue	Comment
12-05-21	1	Preliminary plans
03-06-21	2	Preliminary concept
03-06-21	3	Revised concept, contour survey added
07-06-21	4	Concept plans
23-10-21	5	Council plans - landscape plan added
03-12-21	6	Revised stormwater plan

bdag
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

Date:
23/12/2021
 Scale:
1:200 @ A3

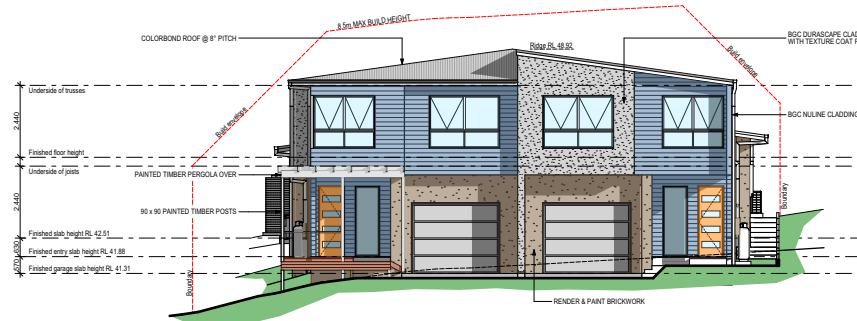
Issue:
Council
 Drawing No.:
17 (of 17)

NSW070721 - 36 Yarrawonga Drive

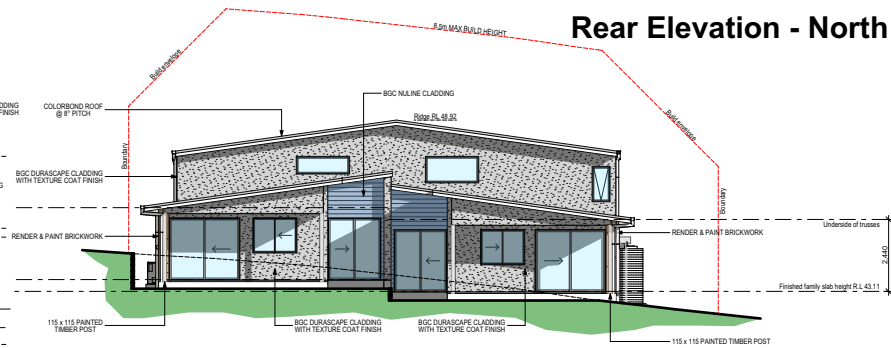


NSW070721 - 36 Yarrawonga Drive

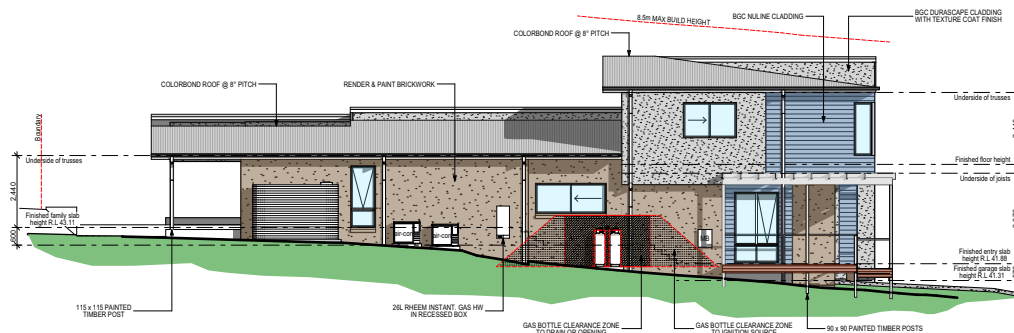
Front Elevation - South



Rear Elevation - North



Right Elevation - East



Left Elevation - West



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Proposed Dual OCC

Lot 304, No.36 Yarrawonga Drive,
Mollymook Beach, NSW 2539

Date:

23/10/2021

Issue:

Council

Scale:

1:150 @ A3