

Land Use Planning & Development Advisory Committee

Meeting Date: Tuesday, 18 November, 2025
Location: Council Chambers, City Administrative Centre, Bridge Road, Nowra
Time: 5.30pm

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Agenda

1. Meeting Conduct Statement
2. Acknowledgement of Country
3. Apologies
4. Confirmation of Minutes
Nil
5. Declaration of Interests
6. Reports
LU25.1 Update - New Shoalhaven Contributions Plan..... 1
7. General Business

Membership

Clr Luciano Casmiri – Chairperson
Mayor Patricia White - Deputy Chairperson
All Councillors

Quorum - Five (5) Councillors

Purpose

The purpose of the Committee is to provide oversight of Council's Land Use Planning and Development Strategies and related policies to ensure the best outcome for the ratepayers and residents of Shoalhaven.

Role

1. The general oversight of the following council-initiated matters in the areas of land use planning and development but not restricted to the.
 - a. Preparation and maintenance of Strategic Plans & Policy, including but not limited to:
 - i. Strategies related to land use planning (e.g. LSPS)
 - ii. Local Environmental Plan 2014 (LEP)
 - iii. Shoalhaven Development Control Plan 2014 (DCP)
 - iv. Shoalhaven Contributions Plan 2019 (CP)
 - b. Oversight of Guidelines and associated processes applied by the Council in regard to
 - i. Planning Proposals (PP's)
 - ii. Work in Kind Agreements (WIKAs)
 - iii. Voluntary Planning Agreements (VPA's)
2. Consider the Strategic Planning Framework and provide advice to Council with respect to relevant strategic planning projects, including:
 - a. The need for additional projects.
 - b. Priorities to be given to projects.
 - c. Other matters of strategic planning interest.
3. Receive and consider reports from the CEO with respect to activities and outcomes of the following bodies:
 - a. Affordable Housing Action Taskforce
 - b. Internal Development Contributions Advisory Group
 - c. Shoalhaven Development Industry Reference Group
 - d. Nowra Riverfront Activation Taskforce (NRAT)
4. Provide advice to Council on resourcing related to Development Application processing for consideration for during the preparation of the Shoalhaven Delivery Plan and Operational Plan and Workforce Plan.

LU25.1 Update - New Shoalhaven Contributions Plan

HPERM Ref: D25/522600

Department: Strategic Planning

Approver: Judy Clark, Acting Director City Development

Purpose:

To provide an update to the new Land Use Planning & Development Advisory Committee on the progress of the process to deliver a new Contributions Plan for Shoalhaven.

Summary and Key Points for Consideration:

In 2023, Council resolved to prepare a new Contributions Plan, as well as a broader policy/process review in this space. This work is being resourced as part of a focus on the broader 'new land use planning scheme' project that Council's Strategic Planning Team is preparing/managing.

The AEC Review recommended (No. 13) that: *Council should complete the review of its developer contributions plans, before undertaking any substantial asset programs to ensure that the current contribution levels are able to support the future development costs.*

Recommendation (Item to be determined under delegated authority)

That the Committee receive this report and associated presentation for information.

Background and Supplementary information

Development contributions are a funding mechanism for infrastructure delivery under the provisions of the *NSW Environmental Planning and Assessment Act 1979*. It provides an opportunity for councils to collect funds from developers towards the provision, extension or augmentation by Council of public amenities and public services (or recoupment of funds for such) that is required because of that development. This ensures that new development pays an appropriate contribution towards the infrastructure that is required to support that development, rather than relying wholly on Council general funds.

Local infrastructure often funded via a contributions framework includes new or upgraded public parks and open space, new or upgraded local roads and traffic management facilities, drainage infrastructure and community facilities.

The Shoalhaven Contributions Plan 2019 is the current contributions plan applying to the Shoalhaven LGA. The plan has many aspects that hinder its effectiveness, including being under costed, not reflective of Council's delivery program, unachievable delivery timeframes and no awareness of Council's current financial position.

Figure 1 sets out key milestones for the new contributions framework project. Stage 3 is currently nearing completion, with the focus moving to progressing internal and public consultation.

Figure 1



Council staff will give a presentation at the Committee meeting that provides an overview of the need for a new Contributions Plan, progress made to date (including draft plan overview) and the next steps.

Risk Implications

The progression of a new Contributions Plan is critical to managing/resolving a range of risks that are present in this space, including adverse impacts on Council's cash flow, delayed infrastructure delivery and the limitations of the current Contribution Plan and related framework.

It is important that:

- New development contributes towards the infrastructure demand it creates, rather than existing ratepayers.
- The projects are reflective of Council's current financial sustainability position. Importantly, Council must be able to afford its share of infrastructure proposed.
- The projects in the Plan are reflective of Council's delivery program. Projects must meet the needs of future development across the new plan horizon.
- Council can effectively recoup the costs of projects already completed by Council (i.e., repay internal loans back to the general fund).

Internal Consultations

Significant internal consultation has been undertaken to date with all key stakeholders in the infrastructure contributions space. A period of more formal internal consultation is due to commence in November 2025, followed by formal consideration by the Council for progression to public exhibition.

The Development Contributions Advisory Group (DCAG), an internal governance group consisting of the CEO, Directors and key department managers, has been established to oversee the progress of the new Contributions Plan.

Community and External Consultations

At the appropriate point, the new Contributions Plan will be formally exhibited in accordance with legislative requirements. This is the formal opportunity for the community, development industry and others to consider the proposed new plan. Targeted consultation with external stakeholders may also occur through the project refinement stage for specific projects.

Policy and Statutory Implications

The new Contributions Plan is a catalyst for the review and adjustment of the existing framework surrounding infrastructure contributions in Council, including a range of internal and external policies. A review of Council's Planning Agreement and Works in Kind Agreement policies is underway and will be exhibited alongside the new Contributions Plan.

Financial Implications

The new contributions framework will result in significant financial benefits to the organisation, including a more efficient infrastructure focus and delivery program, better oversight of income and expenditure/delivery, better line of sight to long term financial planning and a more efficient resourcing strategy.