Ordinary Meeting

Meeting Date: Tuesday, 24 February, 2026
Location: The Studio, Shoalhaven Entertainment Centre, Bridge Road, Nowra

Attachments (Under Separate Cover)

Index

15. Reports

CL26.24 DPOP 2025-26 - Quarterly Performance and Budget Report (October - December)

Attachment 1 Delivery Program Operational Plan - Quarterly Performance Report 2025-26 - October to December 2
Attachment 2 Quarterly Budget Report - December 2025 98
Attachment 3 Financial Sustainability Plan December 2025 Update.....121
Attachment 4 Uncompleted Notices of Motion / Mayoral Minutes 145
Attachment 5 Completed Notices of Motion / Mayoral Minutes.....161

CL26.27 Investment Report - December 2025

Attachment 1 Monthly Investment Review - December 2025 172
Attachment 2 Statement of Investments - December 2025.....195

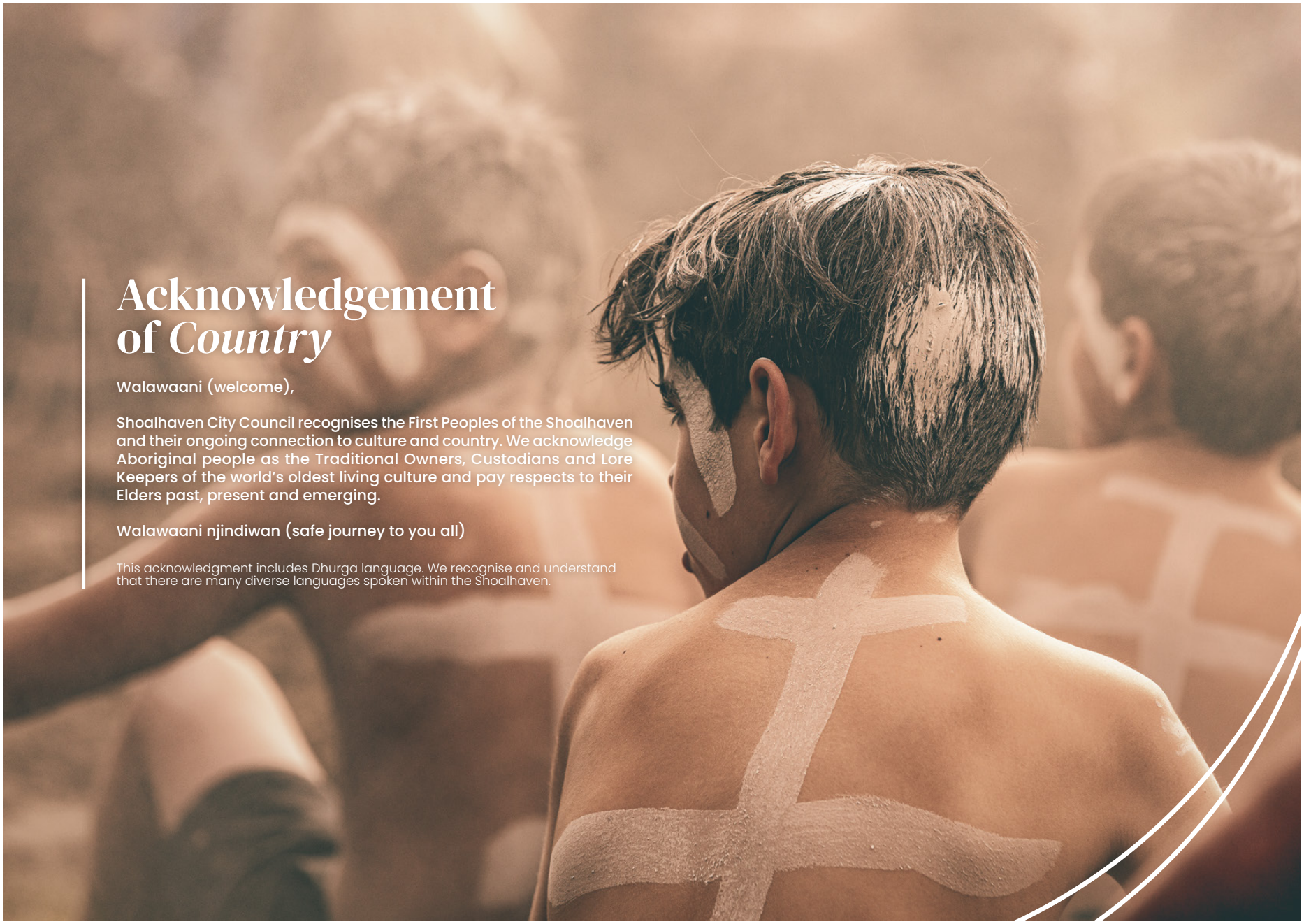
CL26.28 Investment Report - January 2026

Attachment 1 Monthly Investment Review - January 2026 201
Attachment 2 Statement of Investments - January 2026 224

CL26.32 Exhibition Outcomes and Finalisation - 2024 Berry Heritage Review - Shoalhaven Local Environmental Plan 2014 (PP075) and Shoalhaven Development Control Plan 2014 Amendments

Attachment 1 Draft DCP Chapter N2 - Town of Berry - Post Exhibition version 230
Attachment 2 Draft DCP Dictionary Amendment - Post Exhibition Version.....287
Attachment 3 Submission Summary - Planning Proposal PP075 - Berry Heritage Review.....323
Attachment 4 Submission Summary - Draft DCP Chapter N2 Town of Berry 335


Shoalhaven City Council
Delivery Program Operational Plan
Quarterly Performance Report
2025-26 (October - December)



Acknowledgement of *Country*

Walawaani (welcome),

Shoalhaven City Council recognises the First Peoples of the Shoalhaven and their ongoing connection to culture and country. We acknowledge Aboriginal people as the Traditional Owners, Custodians and Lore Keepers of the world's oldest living culture and pay respects to their Elders past, present and emerging.

Walawaani njindiwan (safe journey to you all)

This acknowledgment includes Dhurga language. We recognise and understand that there are many diverse languages spoken within the Shoalhaven.

Contents

Our vision 04
Our values 05
Where we are now 06
Our councillors 07
Executive and organisational structure 08
Shoalhaven's integrated plan structure 10
Performance overview 11
Vibrant, Active and Safe Communities 12
Sustainable environments and liveable communities 31
Resilient local economies and enabling infrastructure 51
Transparent leadership with good governance 65

All Council's Corporate Planning documents can be sourced from **shoalhaven.nsw.gov.au** Published by Shoalhaven City Council 2025




“A place of natural beauty with compassionate, resilient and thriving communities.”



Our *values*

Respect
We are mindful of and care about the feelings, wishes and rights of others.

Integrity
We are committed to maintain high ethics and standards.

Adaptability
We are ready for change and willing to embrace a new situation.

Collaboration
We enjoy working together to deliver for our community.

Where are we *now?*



Population
110,611
(ABS ERP 2024)
13.5% born overseas
8.1% need disability assistance

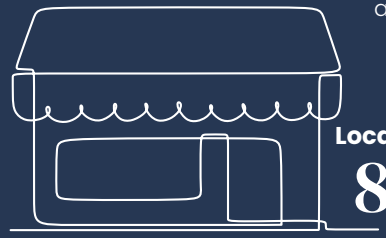
Median age
48
19.2% aged 0-17
36.1% Population of avg. age 60+



Labour Force
49,164

In workforce
50.1%

Unemployed
4.9%



Local Businesses
8,281

Total Households
45,894
(ABS 2021)
25.8% Mortgage
23.1% Renting
3.4% Social housing



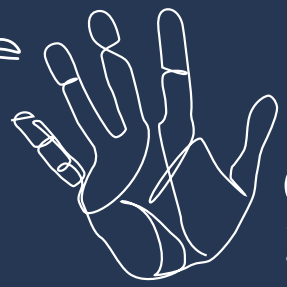
Largest Industry
Health care and social assistance



21%
of households are made up of couples with children

18% Older couples without children
26% Single person
5.2% Single parent





6.5%
identify as Aboriginal and Torres Strait Islander

Shoalhaven City Council - Performance Report Oct - Dec 2025

6

CL26.24 - Attachment 1

Our *councillors*



Patricia White
Mayor
0447 416 329
patricia.white@shoalhaven.nsw.gov.au

Ward 1



Peter Wilkins
Deputy Mayor
0487 174 877
peter.wilkins
@shoalhaven.nsw.gov.au



Matthew Norris
Councillor
0417 868 250
matthew.norris
@shoalhaven.nsw.gov.au



Selena Clancy
Asst. Deputy Mayor
0475 308 911
selena.clancy
@shoalhaven.nsw.gov.au



Brett Steele
Councillor
0456 621 015
brett.steele
@shoalhaven.nsw.gov.au

Ward 2



Bob Proudfoot
Councillor
0484 191 365
bob.proudfoot
@shoalhaven.nsw.gov.au



Jemma Tribe
Councillor
0498 801 548
jemma.tribe
@shoalhaven.nsw.gov.au



Ben Krikstolaitis
Councillor
0439 531 607
ben.krikstolaitis
@shoalhaven.nsw.gov.au



Luciano Casmiri
Councillor
0455 614 198
luciano.casmiri
@shoalhaven.nsw.gov.au

Ward 3



Gillian Boyd
Councillor
0439 907 507
gillian.boyd
@shoalhaven.nsw.gov.au



Karlee Dunn
Councillor
0488 296 582
karlee.dunn
@shoalhaven.nsw.gov.au

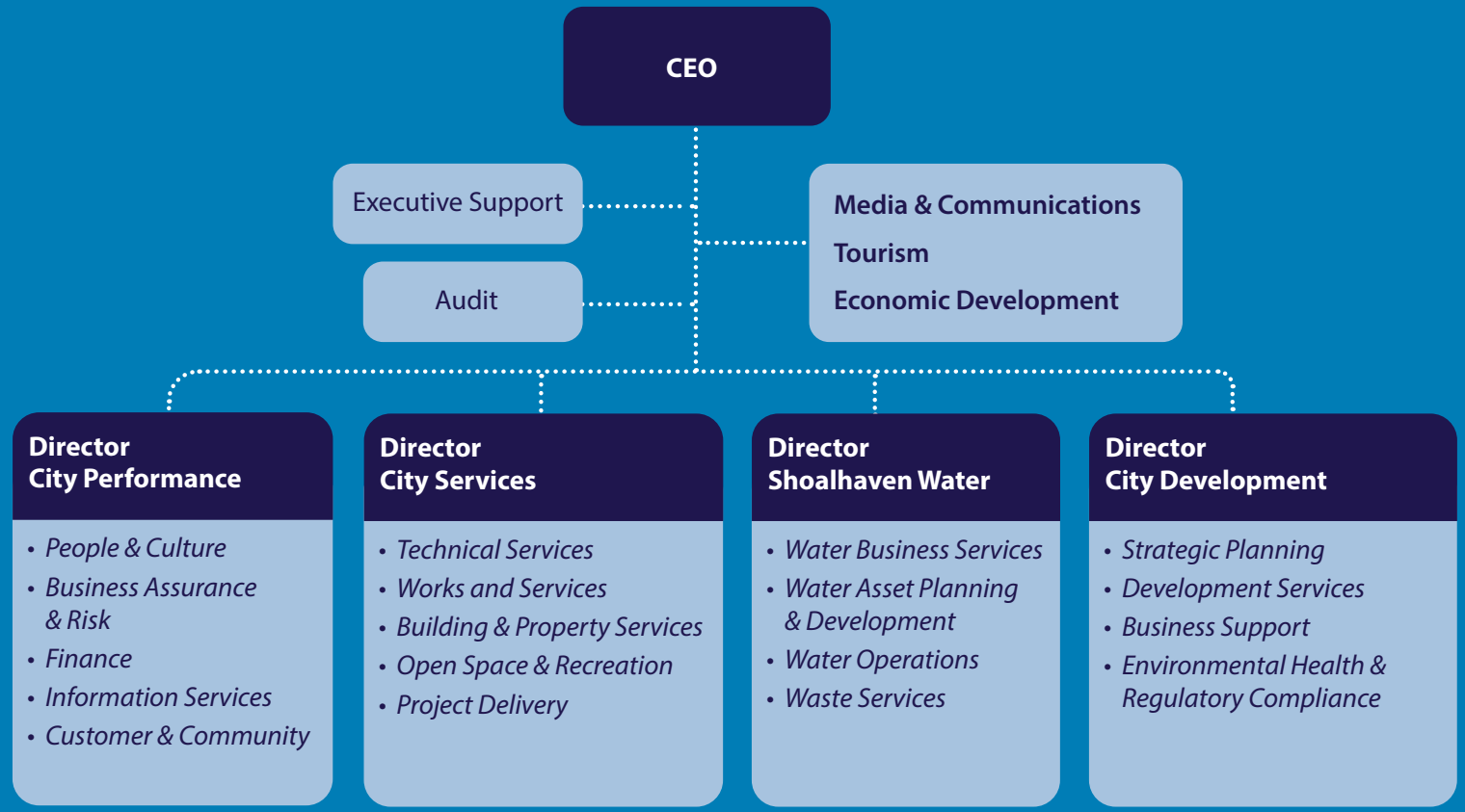


Denise Kemp
Councillor
0488 209 728
denise.kemp
@shoalhaven.nsw.gov.au



Debbie Killian
Councillor
0428 941 135
debbie.killian
@shoalhaven.nsw.gov.au

Executive and *organisational structure*



This structure was effective from 27 October 2025

CL26.24 - Attachment 1



Bendeela Recreation Park

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 four-year delivery program objectives are Council's response to the CSP. 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 October and Decemeber in delivering the 2025-26 delivery program and operational plan.

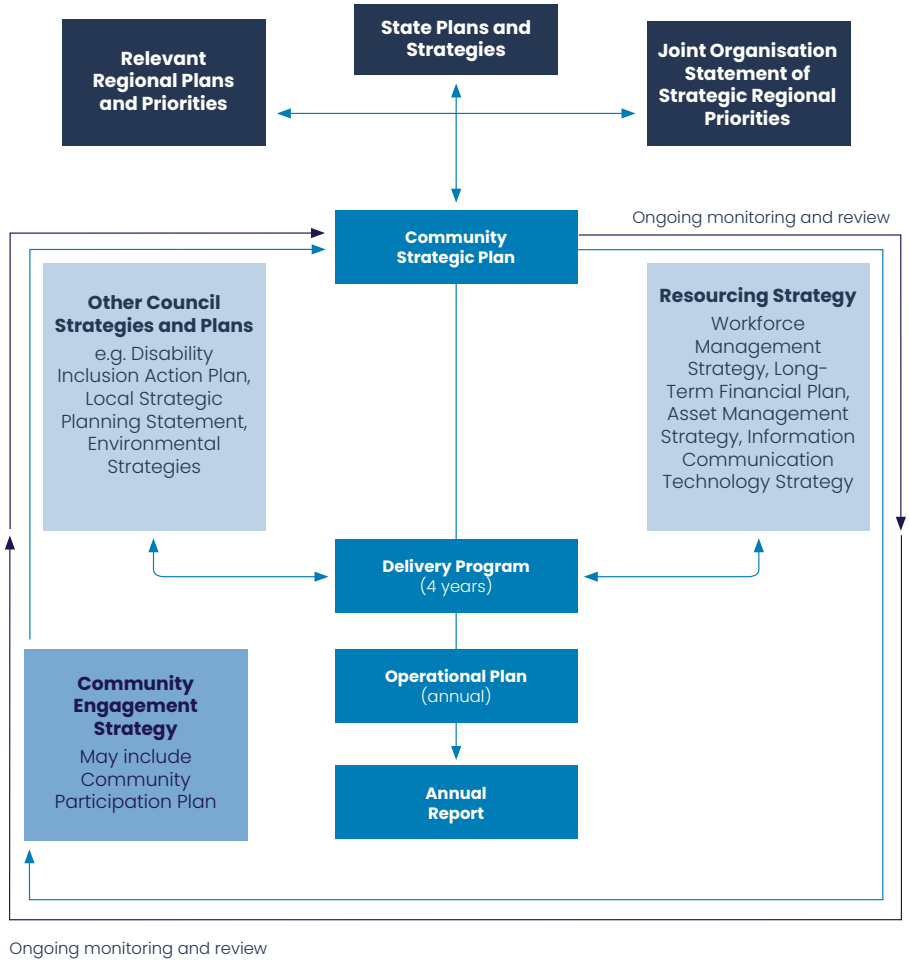


Figure 1: Integrated Planning and Reporting Framework

CL26.24 - Attachment 1

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 122 deliverables across the four key pillars (themes) and fourteen priority areas to 31 December 2025.

Overall progress shows:

2 Completed	109 On Track	5 On hold	6 Requires Attention	0 Deferred

Vibrant, Active and *Safe Communities*

1.1. Community life, civic engagement and community support

1.2. Creativity, culture and lifelong learning

1.3. Active lifestyles

1.4. Safe behaviour and relationships

1.5. Preparedness for disasters and emergencies

Sustainable environments and *liveable communities*

2.1. Sustainable management of the natural environment

2.2. Liveable neighbourhoods and sustainable development

2.3. Safe built environment and business operations

Resilient local economies and *enabling infrastructure*

3.1. Economic opportunity and diversity

3.2. Transport facilities and services

3.3. Housing for all

Transparent leadership with *good governance*

4.1. Financial sustainability

4.2. Transparent leadership

4.3. Effective collaboration and engagement

Vibrant, Active and Safe Communities



Progress *snapshot*

96% On track **4% On Hold**



Highlights

- To foster an inclusive Shoalhaven and deliver priorities from the Disability Inclusion Action Plan (DIAP), Vibrant Communities has worked closely with the Inclusion and Access Advisory Committee (IAAC) and the broader community to review the existing and inform development of the new DIAP. These engagements provide opportunities for community to influence future actions that could improve access and inclusion across the Shoalhaven.
- The Events team continues to facilitate and support tourism and community events by providing resources, guidance, and promotional support, helping to foster vibrant, liveable precincts across the Shoalhaven. Locally organised events, such as regular markets and Christmas celebrations played a key role, alongside the regular large-scale events including Running Festivals, Triathlons and Red Hot Summer Tour music festival.
- Shoalhaven Libraries provide online services, resources and programs to its community. We continue to see a growth in community members accessing online library resources with 392,405 virtual visits year to date. Library services also collaborated with local JP to provide JP services in Nowra Library every Thursday. Increased Living Connected sessions to weekly at Ulladulla Library and collaborating with Health Illawarra to facilitate health programs and workshops in 2026 across the service.
- Project planning in progress for the following projects listed in the 25-26 Playground Renewal Program: Playground renewal and half-court basketball court at Arthur Jones Reserve, Lake Conjola; Moss Vale Road (URA) Stage 3 Open Space, Badagerang; Nowra Riverfront Precinct; Sanctuary Point Library.
- Extensive range of services and programs provided for all demographics across Aquatics and Health & Fitness at all SSF facilities. This includes Learn to Swim and Squad Programs, a broad range of Group Fitness classes (gymnasium, aqua aerobics and boot camp), Personal Training sessions, 24/7 gymnasium access, Training For Teens and Teen Gym along with other school-aged fitness programs along with programs / classes catered for aging demographics including Health Moves.
- The Vibrant Communities team has worked to strengthen identity and belonging by supporting relationship building, inclusion and community pride, and making it easier for people to access opportunities. Council partners with local services and community groups to build trust and strong connections, and to design welcoming, inclusive, affordable and culturally safe events and activities, including planning Youth Week 2026 with young people and community partners, the Seniors Festival with community partners, continued support for Nowra Youth Centre outreach, and hosting the Thrive Together Pop-Up in Ulladulla to support people doing it tough.
- Council's Technical Services team has supported communities to apply to deliver community-led projects on land owned or managed by Council, in line with the Community-Led Projects policy. To date, 34 applications have been received, with 17 supported for further investigation and/or delivery, and 13 subject to assessment. These projects support community participation by making it easier for local groups to use Council land to deliver projects that meet local needs.

Our performance for the last 3 months

Activities that recognise and celebrate the Shoalhaven's diversity and cultural heritage
55 (YTD)

Number of events on Council owned or managed land
123 (YTD)

Attendances at Aquatic and Leisure Centres
434,084 (YTD)

Shoalhaven Regional Gallery attracts
14,056 guests (YTD)

CL26.24 - Attachment 1



Learn to swim programs



Thrive Together Pop-Up in Ulladulla



Hosting engagement sessions

Vibrant, Active and Safe Communities

Completed | On Track | On hold | Requires Attention | Deferred | KPI Status: Critical | Requires Attention | On Track

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.1.1.01 Conduct accessibility audits of public and community buildings						
	Two buildings were identified for an accessibility audit to be completed: Kioloa Community Centre & Callalla Community Centre. In line with procurement requirements, quotes were requested and a supplier selected for completing the accessibility audits. The audits will be scheduled to minimise impact on community use, with accessibility reports for both buildings expected to be completed during quarter 3.	Number of accessibility audits of public and community buildings undertaken	Q4	Due Jun 2026		Manager – Building & Property Services	

CL26.24 - Attachment 1

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.1.1.02 Work with community to foster an inclusive Shoalhaven where everyone has equitable access to opportunities and continue to deliver priorities from the Disability Inclusion Action Plan						
	To foster an inclusive Shoalhaven and deliver priorities from the Disability Inclusion Action Plan (DIAP), Council's Vibrant Communities team has worked closely with the Inclusion and Access Advisory Committee (IAAC) and the broader community. Actions include hosting engagement sessions during the DIAP review and a community circle session to inform development of the new DIAP, presenting on relevant topics to the IAAC, and creating pathways for members to provide input on accessibility issues such as parking. These initiatives provide opportunities for community to influence future actions that could improve access and inclusion across the Shoalhaven.	Number of initiatives which raise awareness of community access and inclusion needs, and demonstrate best practice in inclusion and accessibility	Count	8		Manager – Customer & Community Services	Shoalhaven City Council is updating its Disability Inclusion Action Plan (DIAP) 2026–2030 and has engaged with 749 people through surveys, workshops, and focus groups, Council engaged staff, people with disabilities, families, carers, providers, and advocacy groups to shape equitable access, inclusion, and community driven priorities for the Shoalhaven.
		Number of initiatives which advocate for and empower community to support equitable access to opportunities	Count	8		Manager – Customer & Community Services	By engaging a diverse range of community members during the DIAP consultation, valuable insights were gathered that will help guide Council's work and support us to embed fairness and inclusion across all areas of service.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.1.1.03 Develop and monitor implementation of social plans and strategies, and provide advice to improve understanding of social needs and inform decision-making						
	Council is developing a new Disability Inclusion Action Plan (DIAP). Community engagement took place in November through surveys (including Easy English) and workshops with people with disability, disability organisations, Aboriginal communities, young people, seniors, and staff. Engagement saw a strong increase in participation and provided valuable insights from people with disability, their carers, families, and friends about living, working, and playing in the Shoalhaven. These insights will inform new ideas to improve access and inclusion across the region.	Disability Inclusion Action Plan 2026-2030 launched by 30 June 2026, monitor and report on implementation of the Plan	50%	30%		Manager – Customer & Community Services	Council is developing a new Disability Inclusion Action Plan. Community engagement took place in November. Engagement saw a strong increase in participation and provided valuable insights from community. These insights will inform new ideas to improve access and inclusion across the region.
		Monitor and report on implementation of the Reconciliation Action Plan	50%	100%		Manager – Customer & Community Services	Update report was submitted to Reconciliation Australia on 30 September 2025 and Council's Aboriginal Advisory Committee on 4 November 2025 which outlined the progress of the current Reconciliation Action Plan.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.1.1.04 Work with community to improve the recognition, protection and celebration of the diverse community, history and cultural heritage of the Shoalhaven						
	To improve recognition, protection, and celebration of Shoalhaven's diverse community, history, and cultural heritage, Council's Vibrant Communities team has commenced planning for the NAIDOC Awards and have supported the Strategic Planning team with projects that align with Reconciliation Action Plan (RAP) actions, working toward shared community outcomes. The team have engaged with the Aboriginal Advisory Committee, RAP Yarning Group, and RAP Working Group to strengthen relationships and ensure cultural perspectives are embedded in planning. Additionally, we are supporting internal teams to understand reconciliation and progress their actions under the Reconciliation Action Plan, fostering a more inclusive and culturally respectful Shoalhaven.	Number of activities that recognise, protect or celebrate the diverse make up and cultural heritage of the Shoalhaven	Count	55		Manager – Customer & Community Services	This quarter delivered diverse activities that celebrated Shoalhaven's cultural heritage, strengthened community connection, and supported cultural awareness. Key initiatives included Reconciliation Action Plan initiatives, support of the Aboriginal Advisory Committee, and other strategic planning projects, all attracting strong regional engagement.
	1.1.1.05 Facilitate and support the delivery of community and tourism events striving to achieve engaged, activated and liveable communities						
	The number of events remains steady when compared to the same period last year. Locally organised events, such as regular markets and Christmas celebrations played a key role, alongside the regular large-scale events including Running Festivals, Triathlons and Red Hot Summer Tour music festival. The Events team continues to facilitate and support tourism and community events by providing resources, guidance, and promotional support, helping to foster vibrant, liveable precincts across the Shoalhaven.	Number of approved events on Council owned or managed land	35	123		Manager – Customer & Community Services	76 events were approved on council owned or managed land during the reporting period. In addition to this, there were a further 28 events across the Shoalhaven which the events team had interactions with, such as reviewing traffic, supporting Development Applications or providing No Objections. There were an additional 6 approved events / markets cancelled.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.2.1.01 Increase visitation to the Shoalhaven Regional Gallery						
	At the end of 2025 the number of visitors to the Shoalhaven Regional Gallery had increased 47.76% from the previous year. A total of 46,448 people visited the Gallery in 2025.	Number of visitors to Shoalhaven Regional Gallery	10,000	14,056		Manager – Customer & Community Services	Year to date 14,056 people visited the gallery to see a range of exhibitions including the biennial Meroogal Women's Prize, a partnership with Museums of History NSW, and HOME, an exhibition developed in partnership with the Art Gallery of NSW and the Department of Education Arts Unit.
		Number of exhibitions which improve community access to works from the Shoalhaven City Arts Collection	1	3		Manager – Customer & Community Services	The Gallery commissioned a new series of photographs by Riste Andrievski for the 21st Birthday exhibition that will become part of the collection. Works from the collection on tour; a Nicole Ison work toured to Manning Regional Gallery for the exhibition Feathered: Birds in Myth and Memory and a Sassy Park work toured to the Robin Gibson Gallery for the exhibition Vase and Flowers.
		Number of people paying to attend Shoalhaven Regional Gallery public programs	250	360		Manager – Customer & Community Services	This quarter included term classes, workshops, a school excursion and the opening of Home and Koori Kids exhibitions.
		Percentage of visitors 'likely or very likely' to recommend Shoalhaven Regional Gallery	70%	80%		Manager – Customer & Community Services	This quarter 80% of visitors were likely or very likely to recommend the Gallery, with nearly half of survey respondents choosing 10, the highest rating for this question.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.2.1.02 Shoalhaven Entertainment Centre will develop partnerships with theatrical production companies to curate and deliver inclusive annual season of performing arts, events and public programs to service our diverse arts community						
	Each calendar year the Shoalhaven Entertainment curates a season of shows. The period Oct-Dec 2025 is the final quarter of the 2025 season. There were 5 Season shows in that period plus 2 Morning Melodies and 2 dance workshops attracting 3605 people. These shows involved partnerships with the Victorian State Ballet (sold out) and the Sydney Symphony Orchestra, as well as smaller production companies which enabled us to deliver the amazing children's show "Alphabet of Awesome science" and showcase the classical brilliance of the Grigoryan Brothers in "A Boy called Sailboat". A strong partnership with the Victorian State Ballet enabled us to deliver 2 dance workshops (both Sold Out) to the community. This was an amazing opportunity for local dancers to work with some of the finest dancers in the country. Morning Melodies are always a hit with the senior members of the community, especially the Christmas performance with a near sold out show.	Grow event attendance at Shoalhaven Entertainment Centre	Q4	Due Jun 2026		Manager – Customer & Community Services	
		Grow ticketed attendance at Shoalhaven Entertainment Centre	Q4	Due Jun 2026		Manager – Customer & Community Services	
		Shoalhaven Entertainment Centre's Season shows make a positive contribution to cultural life in the Shoalhaven	86%	90.29%		Manager – Customer & Community Services	178 people responded to our culture counts survey which asks if the performance they just saw made a positive contribution to cultural life in the Shoalhaven. The 5 performances in this period scored from 85% to 96% with an adjusted weighted average of 93% for this period. 4 of the 5 performances were above 90%. The weighted average YTD from 229 responses is 90.29%

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment	
	1.2.1.03 Deliver sustainable and engaging Regional Gallery public programs that showcase the Shoalhaven							
	The Gallery launched Six Seasons exhibition, a collaboration between Aunty Deidre Martin (Walbunga Elder of the Yuin Nation), Jacob Morris (Gumea Dharrawal Ngundah of the Yuin Murring), Rebecca Mayo and Erica Seccombe. As part of this exhibition Aunty Deidre hosted a booked-out weaving workshop, sharing her local knowledge.	Shoalhaven Regional Gallery to submit a minimum of two grant applications per year to support programming	Q4	Due Jun 2026		Manager – Customer & Community Services		
		Percentage of artists with local or other strong connection to Shoalhaven as proportion of Regional Gallery exhibition program	Q4	Due Jun 2026		Manager – Customer & Community Services		
	1.2.1.04 Work towards completion, approval and implementation of Shoalhaven Entertainment Centre's Strategic Business and Marketing Plan							
	The strategic business and marketing plan is on Hold. It will incorporate learnings and direction from the current service review being conducted on the operation of the Shoalhaven Entertainment Centre. It is expected to be completed within 6 months of the service review being finalised.	Update the Shoalhaven Entertainment Centre asset management plan to reflect the service level agreement with Building Services by June 2026	Q4	Due Jun 2026		Manager – Customer & Community Services		
	1.2.2.01 Progress project planning for a new Library at Sanctuary Point in line with adopted position of Council							
	Elected Council passed resolution re. subject site and scope-of-works at Ordinary Council Meeting held on 28/10/2025 (ref. MIN25.554). Further project planning to be progressed in accordance with MIN25.554.	Develop project documentation for a new library in Sanctuary Point to a level suitable for funding consideration	20%	50%		Manager – Technical Services	Elected Council passed resolution re. subject site and scope-of-works at Ordinary Council Meeting held on 28/10/2025 (ref. MIN25.554). Further project planning to be progressed in accordance with MIN25.554. Variation Request submitted to Dept. of Infrastructure 22/12/2025 - response anticipated February 2026.	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.2.2.02 Shoalhaven Libraries will create opportunities for diverse communities to be welcomed and celebrated in appropriate ways through a range of events						
	Library events are held at all our main branches to create opportunities for diverse communities to be welcomed and celebrated for adults and children alike. Due to staff shortages some events and programmes have been changed to self-directed which in some instances have seen reduced number of participants.	Number of Library events delivered	125	262		Manager – Customer & Community Services	Library events are held at all main branches and provide lifelong learning and enjoyment for adults and children alike. Due to staff shortages some events and programmes have changed from staff led to self-directed especially during school holidays where this allows for more activities to be programmed.
		Number Library visits	105,000	145,935		Manager – Customer & Community Services	Visits to Shoalhaven Libraries are increasing due to rising living costs, making libraries essential free resources for books, digital access, and community programs.
		Number of Virtual Visits at Council's Libraries	200,000	392,405		Manager – Customer & Community Services	Shoalhaven Libraries provide online services, resources and programs to its community. We continue to see a growth in community members accessing online library resources.
		Number of actions implemented from the Shoalhaven Libraries Strategic Plan 2024 - 2027	3	3		Manager – Customer & Community Services	1.Collaboraton with local JP to provide JP service's in Nowra Library every Thursday. 2. Increased Living Connected sessions to weekly at Ulladulla Library. 3. Collaborating with Health Illawarra to facilitate health programs and workshops in 2026 across the service.
		Percentage increase in Library memberships	Q4	Due Jun 2026		Manager – Customer & Community Services	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.2.2.03 Support Parkcare Group Volunteers to improve local parks and reserves						
	Open Space & Recreation team has engaged with all Parkcare groups and commenced review of the Parkcare Action plans, with 3 on-site meetings this quarter. A Bushcare & Parkcare combined Christmas Picnic was held 5 December 2025 at Burrill Lake Lions Park.	Maintain Annual Parkcare volunteer hours	Q4	Due Jun 2026		Manager – Open Space & Recreation	
	1.3.1.01 Deliver improved playing surfaces at Precincts and Destination Parks in the Shoalhaven						
	Growth regulator application completed for Huntingdale Estate, Ray Abood Reserve, Howell Falks Reserve. Fertilization program complete completed in November 2025. Planning for seasonal renovation of Artie Smith Oval has commenced, for delivery in Q3. Embellishment of River Road Reserve in Shoalhaven Heads, including re-edging of garden beds, path clearing, tree pruning and planting, was completed in December 2025, along with embellishment to Apex Park and 5 x round abouts in Berry. Delivery of works to provide landscaping of the repaired Shoalhaven LGA gateways signage is planned and ready for commencement in Q3.	Undertake annual Sportsfield Improvement Program	50%	50%		Manager – Open Space & Recreation	Growth regulator application completed for Huntingdale Estate, Ray Abood Reserve, Howell Falks Reserve. Fertilization program completed in November 2025.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.3.1.02 Update the Community Infrastructure Strategic Plan (CISP) to ensure Council's strategy for provision of community infrastructure remains up to date and relevant						
	Public exhibition of draft recommendations anticipated early-2026, ahead of referral to Elected Council for adoption in mid-2026.	Deliver a revised edition of the Community Infrastructure Strategic Plan (CISP) by end June 2026	75%	80%		Manager – Technical Services	Methodology: 100% (adopted); Community Infrastructure Audit: 100% complete; Provisioning Benchmarks: 100% complete; Embellishment Matrix: 100% complete; Community Needs (Gap) Analysis: 100% complete; Community Consultation: 75% complete; Draft Recommendations: 100% complete; Draft Implementation Plan: 100% complete. Final Recommendations: 0% complete. Final Implementation Plan: 0% complete. Total project progress: 80% complete.
	1.3.1.03 Implement the Shoalhaven Swim Sport Fitness Business Plan						
	Implementation of Actions from Business Plan continuing. Customer focus and Marketing plans underway with survey tools currently being developed for delivery. Brand-building and promotional content around major income streams optimised for platforms and engagement. Perpetual Enrollment for Learn to Swim at Ulladulla Leisure Centre trial is underway, forecasted to increase income and streamline administrative burden. Online retail payments and Fitness class bookings being investigated. Keyless entry systems to relevant Bookable facilities being implemented. Value adding options and industry trends implement to increase activation and generate revenue.	Identified strategies from Shoalhaven Swim Sport Fitness Business Plan implemented	50%	50%		Manager - Open Space & Recreation	Perpetual enrolment for Learn to Swim at Ulladulla Leisure Centre commenced in Q2, which is forecasted to increase income and streamline administrative burden. Aquatics asset condition assessment commenced in Q2. Precinct team crew structures were reviewed and updated to improve efficiency and realise productivity gains.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.3.1.04 Plan community infrastructure projects in accordance with relevant strategies (such as the Community Infrastructure Strategic Plan) and funding commitments						
	Project planning 100% completed for the following projects listed in the 25/26 DPOP: Playground Renewal Program. Project planning in progress for the following projects listed in the 25-26 DPOP: Playground renewal and half-court basketball court at Arthur Jones Reserve, Lake Conjola; Moss Vale Road (URA) Stage 3 Open Space, Badagerang; Nowra Riverfront Precinct; Sanctuary Point Library (ref. separate report). Project planning in progress for projects to be considered in 26/27 DPOP, including for: Playground Renewal Program and other discrete capital works projects (funding to be confirmed).	Develop community infrastructure projects to a level suitable for funding consideration (ie. to shovel-ready status) in line with strategic priorities	40%	50%		Manager – Technical Services	Project planning 100% completed for the following projects listed in the 25/26 DPOP: Playground Renewal Program. Project planning substantially completed for the following projects listed in the 25-26 DPOP: Playground renewal and half-court basketball court at Arthur Jones Reserve, Lake Conjola; Moss Vale Road (URA) Stage 3 Open Space, Badagarang; Nowra Riverfront Precinct; Sanctuary Point Library. Draft 4/10-year capital works plan for community infrastructure portfolio completed December 2025 for FY 2026/27 onwards.
	1.3.1.05 Provide a range of programs and services to cater for community demand for aquatics, health and fitness programs						
	Extensive range of services and programs provided for all demographics across Aquatics and Health & Fitness at all SSF facilities. This includes Learn to Swim and Squad Programs, a broad range of Group Fitness classes (gymnasium, aqua aerobics and boot camp), Personal Training sessions, 24/7 gymnasium access, Training For Teens and Teen Gym along with other school-aged fitness programs along with programs / classes catered for aging demographics including Health Moves.	Maintain the number of annual attendances at Council's aquatic and leisure centres	235,000	434,084		Manager – Open Space & Recreation	SSF facilities have enjoyed excellent visitation numbers once again for Q1 & Q2.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.4.1.01 Support communities to apply to deliver a community-led project on land owned/managed by Council, in accordance with the Community-Led Projects Policy						
	Submission schedule established in December 2025 to provide certainty to applicants re. processing timelines. Portal closed for new applications until 1 July 2026, to enable council officers to progress assessment / provide support to applications received before 21 December 2025. Council's Technical Services team has supported communities to apply to deliver community-led projects on land owned or managed by Council, in line with the Community-Led Projects policy. To date, 34 applications have been received, with 17 supported for further investigation and/or delivery, and 13 subject to assessment. These projects support community participation by making it easier for local groups to use Council land to deliver projects that meet local needs.	Publish an online portal for community-led projects on Council's website	100%	100%		Manager – Technical Services	Online application form launched 07/07/2025. In use.
	1.4.1.02 Work with community to improve sense of identity and belonging through the support of relationship building, inclusion and community pride						
	Council is working to bring people together and make it easier for everyone to access opportunities. We partner with local services and community groups to build trust and strong connections. Events and activities are designed to be welcoming, inclusive, affordable, and culturally safe. We share local priorities to help secure funding, including through the Club Grants Category 1 Committee. Recent actions include planning Youth Week 2026 with young people, Seniors Festival with community partners, continuing support for Nowra Youth Centre outreach, and hosting the Thrive Together Pop-Up in Ulladulla to support people doing it tough.	Number of initiatives supporting community programs and actions	Count	40		Manager – Customer & Community Services	Sharing local area priorities with communities and organisations to support regional funding opportunities, including participation on the Club Grants Category 1 Local Committee. Co-design Youth Week 2026 initiatives to amplify youth voice, and provide ongoing funding to Nowra Youth Centre for mobile outreach.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
		Number of community relationships established and maintained (networks, organisations and individuals)	Count	129		Manager – Customer & Community Services	Facilitating collaboration opportunities to build and maintain relationships with services and community groups. By doing so we help residents learn about new services, develop trust of services providers and feel more connected to community. This results in people making more informed decisions about the things they need to thrive.
		Number of initiatives which support and foster connections in the community	Count	54		Manager – Customer & Community Services	Vibrant Communities fosters local connections by leading and supporting events and initiatives that are culturally safe, inclusive, accessible, and free or low-cost. Developed in partnership with community groups representing those we support, these initiatives engaged 1,762 people.
	1.5.1.01 Coordinate Local Emergency Management Committee (LEMC) meetings and collaborate with combat agencies and functional areas to educate and prepare communities						
	The LEMO continues to coordinate the meetings of the LEMC and has updated the new Chair on LEMC Matters. LEMO continues to work with all stakeholders of the LEMC to ensure that any oppprtunity to engage & educate the Community is taken advantage of.	Maintain the Emergency Management Plan (EMPLAN) via a review either annually or after a major event	Q4	Due Jun 2026		Manager – Works & Services	
	1.5.1.02 Develop community profiles in consultation with each town and village within the Shoalhaven identifying hazards, critical infrastructure and vulnerable facilities/groups						
	All community profiles are reguarly checked and updated, and new hazard, vulnerable facility or group is included and a Community Engagement Plan is devised	Number of community profiles developed which identify hazards, critical infrastructure and vulnerable facilities/groups	2	2		Manager – Works & Services	Engaged with 2 Communities to work with them to assist in their emergency response.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.5.1.03 Liaise with the Rural Fire Service Strategic Planning Committee to deliver assigned and future projects for emergency service facilities as per allocated funding						
	Rural Fire Service Strategic Planning Committee and District Liaison meetings were conducted on 26 November 2025. Current projects and matters recorded in minutes. Project Meetings held 24 September, 12 November 2025.	Number of RFS Strategic Planning Committee meetings held	Q4	Due Jun 2026		Manager – Building & Property Services	
	1.5.1.04 Inspect Asset Protection Zones and fire trails for compliance against bushfire mitigation guidelines						
	All Fire Trails have been inspected and any works that are required have been prioritised and sent to District Engineers for actioning and scheduling	Percentage of Asset Protection Zones inspected	70%	73%		Manager – Works & Services	73% of APZ have been inspected for this period. This is in addition to any specific request from RFS and/or residents for inspection.
		Percentage of Asset Protection Zones funded for maintenance	70%	93%		Manager – Works & Services	93% of APZ have been funded for maintenance work. This is a combined from RFS and SCC.
	1.5.1.05 Annual audit of Council's responsibilities within the Shoalhaven District Bushfire Plan						
	Shoalhaven City Councils LEMO, BMO's & Works and Services Manager meet regularly with NSW RFS to ensure that we meet our requirements of the Shoalhaven BFMP	Audit completed, certified bushfire mitigation works assessed and asset custodians notified of rectification works by June 2026	50%	70%		Manager – Works & Services	70% of rectification work for the year has been completed. 5 works packages were identified, and are to be completed over the year. 2 have been completed – 2 are in progress – and 1 is pending.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	1.5.2.01 Undertake Flood Studies and develop Floodplain Risk Management Studies and Plans						
	Council is currently delivering the Lower Shoalhaven River Floodplain Risk Management Study and Plan, the St Georges Basin Floodplain Risk Management Study and Plan, and the Broughton Creek Flood Study. The Broughton Creek Flood Study has been finalised and is going to Council for consideration. The other two studies have completed draft reports and will be placed on public exhibition and community consultation in early 2026. All three projects are currently on track to be delivered in accordance with the NSW Government's grant milestone requirements.	St Georges Basin Floodplain Risk Management Study and Plan adopted by Council by March 2026	Q4	Due Jun 2026		Manager – Technical Services	
		Lower Shoalhaven River Floodplain Risk Management Study and Plan adopted by Council by March 2026	Q4	Due Jun 2026		Manager – Technical Services	
	1.5.2.02 Manage Council's Flood Alert Network						
	In Q2 the business case for Council's new total flood warning system was completed. The business case for a software replacement for Councils current real time rainfall and water level data was approved by the Information Technology Committee.	Percentage of Council's Flood Alert Network operational	Q4	Due Jun 2026		Manager – Technical Services	



Berry Show

CL26.24 - Attachment 1

Sustainable environments and liveable communities



Progress *snapshot*

90% On track

3% On Hold

7% Requires Attention

Highlights

- The Open Coast and Jervis Bay Coastal Management Plan (CMP) is progressing through Stage 5 - Implementation. The Lake Conjola Coastal Management Plan (CMP) has been adopted by Council and submitted to the relevant NSW Minister for Certification (Stage 4). The Sussex Inlet, St Georges Basin, Swan Lake & Berrara Creek CMP has been certified and gazetted. The Lower Shoalhaven River CMP has been adopted by Council (late October) and submitted to the relevant NSW Minister for Certification (Stage 4).
- As part of the program monitoring water quality of Shoalhaven's estuaries, lakes, rivers and beaches to ensure the cleanliness of waterways for public and environmental health, 9 catchments were sampled including the Shoalhaven River, Jervis Bay, St Georges Basin, Lake Wollumboola & Currarong, Lake Conjola, Lake Tabourie, Curleys Bay, Narrawallee/Millards Creek and Swan Lake.
- Council is continually reviewing opportunities to increase recycling rates at our waste facilities. Whilst installation of the Material Recovery Facility (MRF) has been completed, the final commissioning of the plant is still underway. Performance testing is required before the facility can be considered fully operational. Performance testing and full operation of these facilities is expected in the first quarter of 2026.
- Major projects completed this quarter include The Wool Road Culvert Replacement and Illaroo Road Rehabilitation Project.
- The following Environmental Health regulatory inspections were completed to ensure compliance with legislative standards during Quarter 2: 365 On-site sewage management systems, 191 Food hygiene inspections, 78 Commercial Swimming Pools, 10 Underground petroleum storage systems, 25 Construction sites audited for adequate sediment and erosion controls
- Ranger Services completed a total of 1,223 proactive patrols during the period to meet the needs of the community and Council. Of these, there were 622 beach patrols, 183 other patrols (Council Showgrounds, camping hot spots, boat ramps, vegetation vandalism, illegal dumping, asset inspections and inland reserves), 386 proactive parking patrols and 32 school zone patrols.
- During reporting period, submissions and feedback provided to the NSW Government/others on the following: New Planning Bill; NSW Parliamentary Inquiry into Rural Dwellings; release of the Nowra Strategic Planning Roadmap; release of the South Nowra Precinct Profile; and Nowra Riverfront State Lead Rezoning Proposals.
- Asset resilience and security of water supply opportunities: Progress on both the Bamarang to Milton water pipeline and process reviews for the sewer treatment plants (STP) is progressing as planned. Ulladulla STP design will be finalised later this year and will move into the delivery phase. Outcomes from the other projects will inform budget allocations and timing, enabling the projects to transition into the delivery phase over the next 5 to 10 years.

Our performance for the last 3 months

Environmental assessments on Development Applications
91

Invasive weed inspections
198

87
Works in Natural Area Reserves

8.35%
Adopted animal return rate (target 10%)



Water pipeline work on track



Material Recovery Facility (MRF)



Re-zoning proposals

Sustainable environments and liveable communities

Completed | On Track | On hold | Requires Attention | Deferred | KPI Status | Critical | Requires Attention | On Track

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.1.1.01 Undertake works within natural area reserves to improve biodiversity						
	87 reserves have been worked on during the quarter by either Bushcare volunteers, Council's Bush Regenerators, or contractors.	Number of natural area reserves with works completed towards maintaining or improving condition	Count	87		Manager – Open Space & Recreation	87 reserves have been worked on during the quarter by either Bushcare volunteers, Council's Bush Regenerators, or contractors.
	2.1.1.02 Support organisational environmental due diligence						
	Following the workplace change in October 25 environmental functions have been integrated across the organisation. While responsibility is now shared rather than centralised, environmental due diligence remains a priority and will be embedded within executive oversight and governance processes. It is anticipated that this Action will be reviewed and updated in the next Delivery Program and Operational Plan (DPOP) to reflect this new approach, ensuring continued compliance and organisational accountability.	Number of development application referrals for which required assessment of potential biodiversity impacts have been completed	Count	91		Manager – Environmental Health & Regulatory Compliance	48 Development Application referrals pertaining to potential biodiversity impacts were assessed in the last quarter. Additionally, 9 pre-lodgement referrals were completed and 3 internal referrals for biodiversity comments on council projects.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.1.1.03 Implement water quality monitoring program of Shoalhaven's estuaries, lakes, rivers and beaches to ensure the cleanliness of waterways for public and environmental health						
	9 catchments were sampled including the Shoalhaven River, Jervis Bay, St Georges Basin, Lake Wollumboola & Currarong, Lake Conjola, Lake Tabourie, Curleys Bay, Narrawallee/ Millards Creek and Swan Lake. Sampling was also undertaken for Environmental Protection Licenses at the Shoalhaven Heads Bores and Conjola Bores.	Percentage of planned water quality monitoring program completed	50%	50%		Manager – Environmental Health & Regulatory Compliance	9 catchments were sampled including the Shoalhaven River, Jervis Bay, St Georges Basin, Lake Wollumboola & Currarong, Lake Conjola, Lake Tabourie, Curleys Bay, Narrawallee/ Millards Creek and Swan Lake. Sampling was also undertaken for Environmental Protection Licenses at the Shoalhaven Heads Bores and Conjola Bores.
	2.1.1.04 Develop Coastal Management Programs as per the requirements of the NSW Coastal Management Act 2016 and the Coastal Manual						
	The Open Coast and Jervis Bay CMP is progressing through Stage 5 - Implementation. The Lake Conjola CMP has been adopted by Council and submitted to the relevant NSW Minister for Certification (Stage 4). The Sussex Inlet, St Georges Basin, Swan Lake & Berrara Creek CMP has been certified and gazetted. The Lower Shoalhaven River CMP has been adopted by Council (late October) and submitted to the relevant NSW Minister for Certification (Stage 4).	Implement the CMPs: * Open Coast and Jervis Bay Coastal Management Program (CMP) * Lower Shoalhaven River CMP * Lake Conjola CMP * Sussex Inlet, St Georges Basin, Swan Lake and Berrara Creek CMP	Q4	Due Jun 2026		Manager – Technical Services	
	2.1.1.05 Prepare new, or review existing Bushcare Group Action Plans in consultation with community						
	One Bushcare Group Action Plan was completed and approved - for the Dolphin Point Bushcare Group. Final drafts of plans for the Vincentia Bushcare and Kings Point groups are completed.	Number of Bushcare Group Action Plans reviewed	Q4	Due Jun 2026		Manager – Open Space & Recreation	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.1.1.06 Undertake all actions required under Council's responsibility as Local Control Authority for weeds under the Biosecurity Act 2015 (NSW)						
	Property inspections are being done as per the priority weeds inspections plan and as resources allow. Control of state and regional priority weeds is being done where required.	Number of private or public properties inspected for state and regional priority weeds	Q4	Due Jun 2026		Manager – Open Space & Recreation	
		Proportion of properties where the required control of state or regional priority weeds is being implemented	100%	100%		Manager – Open Space & Recreation	198 priority weed inspections were completed in the quarter. There were 101 infestation reports sent for priority weeds, and 97 'Nil Infestation' inspections.
	2.1.1.07 Develop an Urban Greening Strategy						
	Consultant engaged to deliver draft strategy by April.	Urban Greening Strategy delivered by June 2026	Q4	Due Jun 2026		Manager – Water Asset Planning & Development	
	2.1.2.01 Deliver the Shoalhaven Adaptation Plan						
	Delivery of the Shoalhaven Adaptation is ongoing. Risks captured in Council risk management database.	Number of actions delivered from the approved Shoalhaven Adaptation Plan	Q4	Due Jun 2026		Manager – Water Asset Planning & Development	Number reported on at end of year.
	2.1.2.02 Deliver the Sustainable Energy Strategy						
	Delivery of the Sustainable Energy Strategy is ongoing. Current projects include energy usage dashboards and council-wide solar maintenance contract.	Number of Sustainable Energy Strategy initiatives implemented	Q4	Due Jun 2026		Manager – Water Asset Planning & Development	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.1.2.03 Deliver the Sustainability and Climate Action Plan						
	Delivery of the Sustainability and Climate Action Plan is ongoing. Current projects include Community Renewables Program, Community Emissions Reduction Plan and Emissions Dashboard.	Number of resourced actions implemented from the Sustainability and Climate Action Plan	7	6		Manager – Water Asset Planning & Development	Majority of remaining S&CAP deliverables will be refocused as a result of community emissions reduction plan and operational emissions reduction plan.
	2.1.2.04 Develop a community emissions reduction plan						
	Development of plan is ongoing. Engagement workshops and draft plan for community feedback in Q3.	Community Emissions Reduction Plan completed and endorsed by Council by June 2026	50	50		Manager – Water Asset Planning & Development	Work is progressing for the Community Emissions Reduction Plan for completion by Q4 2026.
	2.1.3.01 Maximise recycling opportunities at Council's waste facilities						
	Council is continually reviewing opportunities to increase recycling rates at our waste facilities. Final commissioning of the materials recovery facility and rubber crumb plant is underway. Performance testing and full operation of these facilities is expected in the first quarter of 2026.	Commence operation of the West Nowra Material Recovery Facility by December 2025	100%	90%		Manager – Waste Services	Whilst installation of the Material Recovery Facility (MRF) has been completed, the final commissioning of the plant is still is underway. Performance testing is required before the facility can be considered fully operational. Testing is expected to commence in the first quarter of 2026.
	2.1.3.02 Review and update Council's Waste Reduction Management Strategy						
	Investigation of landfill capacity and organic waste collection costs has been undertaken and will influence the waste strategy. A revised waste strategy will be brought to Council in second half of the year.	Updated Waste Reduction Management Strategy endorsed by Council by June 2026	Q4	Due Jun 2026		Manager – Waste Services	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.2.1.01 Finalise the local planning documents to guide the development of the Moss Vale Road North Urban Release Area (URA)						
	Council staff continued to collaborate with the Major Landowners Group during the quarter to progress and finalise the infrastructure planning approach to support development in this URA.	Publication Moss Vale Road North URA local planning documents	Q4	Due Jun 2026		Manager - Strategic Planning	
	2.2.1.02 Advance work on planning controls and character statements to help better manage the contribution new development makes to neighbourhood or local character, including completing contemporary development and heritage controls for Berry						
	Berry Draft Development Control Plan Chapter and Planning Proposal (Heritage Items and Conservation Areas) - exhibited for public comment during August/September 2025. Submissions reviewed and exhibition outcomes will be reported to Council in early 2026 to enable finalisation.	Amendment of City-wide Local Environmental Plan to include new heritage items and heritage conservation areas in Berry and publication of a new Development Control Plan Chapter for Berry	50%	75%		Manager - Strategic Planning	Draft Development Control Plan Chapter and Planning Proposal (Heritage Items and Conservation Area) formally exhibited from 6 August until 19 September 2025. Outcome of the exhibition will be reported to Council early 2026 to enable finalisation.
	2.2.1.03 Complete preparation of a new local infrastructure contributions scheme and governance framework						
	Preparation of the new Local Infrastructure Contributions Scheme and governance framework are progressing. Staff continued to advance preparation and progress was discussed at Councils new Land Use Planning & Development Advisory Committee on 18 Nov 2025. The proposed exhibition of the new draft Contributions Plan to Council is planned for early 2026.	Annual report on progress of preparing the new contributions scheme and governance framework	Q4	Due Jun 2026		Manager - Strategic Planning	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.2.1.04 Progress resolved Stage 2 work to prepare a new Land Use Planning Scheme for the City						
	Council considered a detailed report on the proposed approach to undertake Stage 2 of the new Land Use Planning Scheme work on 25 November 2025 and a proposed approach was resolved. Council staff will now prepare a work program that responds to the resolution.	Provide quarterly progress reports on a new Land Use Planning Scheme to Council's Strategic Planning Working Party	1	1		Manager - Strategic Planning	Further report on progress and suggested approach to Stage 2 of the new Land Use Planning Scheme reported to Council (Not the Strategic Planning Working Party) in November 2025.
	2.2.1.05 Assess and determine development applications within legislative timeframes and community expectations						
	Progress Monitoring: Council monitors performance using NSW DA Assessment League tables, based on data from the Planning Portal. Shoalhaven currently holds a strong position in meeting the Minister's Statement of Expectations, which sets an average target of 105 days for DA assessments. Current Performance: Assessment timeframes have improved significantly. However, currently our Average sits at 106 Days and due to ongoing challenges experienced with incomplete and complex applications that lack sufficient information for determination, resulting in extended processing times. Initiatives are being undertaken to address this issue.	Number of Assessment days as per Environmental Planning and Assessment (Statement of Expectations) Order 2024	Q4	Due Jun 2026		Manager - Development Services	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.2.1.06 Resolve Subdivision and Subdivision Works Certificates to meet applicant and community expectations						
	Council has exceeded the target by achieving 100% determination of subdivision certificates within the statutory 14-day timeframe, reflecting strong performance and efficiency.	Percentage of Subdivision Certificates resolved within 14 days	75%	100%		Manager - Development Services	Council has exceeded the target by achieving 100% determination of subdivision certificates within the statutory 14-day timeframe, reflecting strong performance and efficiency.
		Percentage of Subdivision Works Certificates completed in 28 days	65%	75%		Manager - Development Services	Achieved 75%, surpassing the 65% target which has been achieved through full resourcing through much of the quarter.
	2.2.1.07 Provide development compliance services to the community						
	Compliance received 135 new requests in the October - December quarter. This consisted of 108 requests for development related issues, 11 requests relating to stormwater concerns and 16 swimming pool requests.	Number of development non-compliance actions completed	Count	19		Manager – Environmental Health & Regulatory Compliance	Of the 135 requests that came in during the period, 14 development & 5 swimming pool related matters were completed. A further 37 of the requests received in this period are currently under investigation.
	2.2.1.08 Provide strategic feedback to NSW Government and others on policies and strategies impacting on strategic land use planning in Shoalhaven						
	During reporting period, submissions and feedback provided to the NSW Government/others on the following: New Planning Bill; NSW Parliamentary Inquiry into Rural Dwellings; release of the Nowra Strategic Planning Roadmap; release of the South Nowra Precinct Profile; and Nowra Riverfront State Lead Rezoning Proposals.	Number of submissions regarding strategic land use made to State Government and others	Q4	Due Jun 2026		Manager - Strategic Planning	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.2.1.09 Provide graphics and cartography support to the organisation and issue 10.7 planning certificates and dwelling entitlement certificates in a timely manner						
	Range of graphic and cartographic projects undertaken to support the Strategic Planning Team. This included assisting the NSW Government to develop and provide graphic and spatial material used as part of the exhibition of the State Led Rezoning Proposals for Nowra Riverfront. Total of 1,569 certificates (10.7 certificates = 1,559 and Rural Dwelling Entitlement = 10) issued during the period.	Number of 10.7 planning certificates and dwelling entitlement certificates issued	Count	1,569		Manager - Strategic Planning	Total of 1,569 certificates issued during the period. 10.7 Certificates = 1,559 and Rural Dwelling Entitlement Certificates = 10
	2.2.2.01 Investigate asset resilience and security of water supply opportunities						
	Progress on both the Bamarang to Milton water pipeline and process reviews of the major sewer treatment plants is progressing as planned. Ulladulla Sewer treatment plant (STP) progressed to design phase in Q2 and will be finalised later this year to move into the delivery phase. Outcomes from the other process reviews completed in Q2 at Berry STP and Bamarang Water Treatment Plant will be used to develop budget allocations and timing, enabling the projects to transition into the delivery phase over the next 5 to 10 years.	Develop Bamarang to Milton Stage 2 Project to Construction Phase	50%	45%		Manager - Water Asset Planning & Development	Site investigation and constructability assessments were undertaken in Q2 as part of the Bamarang to Milton Stage 2 project. Final deliverables for these investigations are due late Jan 2026 with design to progress following this information. Project is slightly behind in deliverables, but this will not impact the delivery of the project.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.2.2.02 Plan for Sewer and Water infrastructure to support West Culburra and Mundamia Urban Release Areas						
	Construction work on upgrades to the Culburra sewer treatment plant is due to commence in early 2026 with completion programmed for the 3rd quarter of 2026. The project is on track for delivery in advance of the subdivision release.	Deliver Sewer and Water infrastructure concept design to support West Culburra Urban Release Areas	50%	100%		Manager - Water Asset Planning & Development	KPI relates to design only, with detailed design complete. In regards to larger project, critical long lead time equipment ordered and on track for delivery early 2026. Procurement of civil contractor on track for contract award late 2025, with works planned for early-mid 2026.
		Deliver Sewer and Water infrastructure concept design to support Mundamia Urban Release Areas	50%	50%		Manager - Water Asset Planning & Development	Detailed design complete. Construction Tender close February 2026. Construction to commence May 2026.
	2.2.2.03 Comply with regulatory and assurance framework for local water utilities						
	Shoalhaven Water is identified as having effective strategic planning in place on the Department of Climate Change Energy Environment and Water (DCCEEW) website following the annual check-in in June 2025. Next check in is June 2026.	Achieve regulatory compliance for local water utilities	Q4	Due Jun 2026		Manager - Water Asset Planning & Development	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
!	2.2.2.04 Consolidate four Wastewater Treatment Plants within the existing Reclaimed Water Management Scheme to support growth and improve efficiencies and operations						
	The draft options assessment was reviewed in December; however, additional information is required to finalise the report. Work is ongoing, with Operations and Maintenance (O&M) costs now being incorporated into the report. Completion is scheduled for late January, but may be delayed due to the need for further data on O&M costs.	Undertake concept options and modelling to develop designs for the Coonemia Water Recycling Plant	Q4	Due Jun 2026		Manager - Water Asset Planning & Development	
		Deliver Jervis Bay Territory Pipeline	50%	75%	●	Manager - Water Asset Planning & Development	Project is progressing well with all major pipework now installed and tested. Remaining chlorination package plant works are scheduled to arrive in new year at which stage final installation and commissioning works will be executed.
		Complete design for Ulladulla Wastewater Treatment Plant upgrade	50%	90%	●	Manager - Water Asset Planning & Development	Design works are progressing well with 90% design works complete and project on schedule for completion early-mid 2026.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.2.3.01 Delivery of the projects assigned to the Project Delivery team from the approved capital program						
	In the period between Q1 and Q2 the capital project spend achieved by the Project Delivery team increased from 10% to 36%, above the target of 30% for Q2. We use this as an indicator of how we are progressing with the planned delivery of projects for the year. The result achieved for Q2 indicates that delivery of the overall portfolio of projects managed by the Project Delivery team is ahead of schedule based on the KPI measure, and that we are on track to achieve the expenditure and delivery of projects as planned for 2025/26. Major projects completed this quarter include The Wool Road Culvert Replacement and Illaroo Road Rehabilitation Project.	Proportion of the approved capital budget allocated to the Project Delivery team delivered	30%	36%		Manager - Project Delivery	Performance at Q2 is above KPI target.
	2.2.3.02 Undertake required actions to revise suite of Asset Management Plan documents						
	Foundational work has been completed as part of the ongoing review of Council's suite of asset management plans. Preliminary data analysis and establishment of defined infrastructure service categories within each asset management plan. These activities are essential to ensuring the long-term success and credibility of the asset management planning process.	Number of Asset Management Plans finalised by June 2026	3	0		Manager – Technical Service	Finalisation delayed, but drafting and data analysis underway.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.2.3.03 Implement the funded Building Fire Compliance Action Plan						
	Currently undertaking fire safety assessments of Shoalhaven Regional Gallery and Nowra Library. Action plan items have been developed and remediation work is scoped. All fire safety measures located within Council buildings are being maintained as funded.	Number of Building Fire Audits Reviewed	Q4	Due Jun 2026		Manager – Building & Property Services	
		Maintain existing Fire Safety measures for Council buildings as funded	Q4	Due Jun 2026		Manager – Building & Property Services	
	2.2.3.04 Ensure serviceability of public amenity buildings to budget and or community expectations						
	A. No of complaints (22) B. No of Toilets (158)- Now cleaning additional 58 Public amenities due to restructure C. No of days in period (72) approx. Calculation- value= (A/(B*C))*100= 0.19% complaints per toilet per day	Complete public amenity refurbishment or renewals as funded	50%	1%		Manager – Building & Property Services	Redesign completed for accessibility improvements to Dolphin Point Public Amenities. Partially funded for completion in 2026, subject to capital budget review in second half of FY 2026.
	2.2.3.05 Review and update the Bereavement Services Business Plan to reflect updated licencing requirements and legislation						
	Updated licencing requirements and legislation being implemented and added to the business plan. The outcome of EOI in Quarter 3 to outsource part of Bereavement Services business management will influence the strategic direction of SBSU and changes to the business plan.	Bereavement Services Business Plan considered by Council before 30 June 2026	50%	50%		Manager – Open Space & Recreation	Updated licencing requirements and legislation being implemented and added to the business plan. The outcome of EOI in Quarter 3 to outsource part of Bereavement Services business management will influence the strategic direction of SBSU and changes to the business plan.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.2.3.06 Ensure minimal returns of adopted animals to the Shoalhaven Animal Shelter						
	KPI of less than 10% return rate has been achieved in Q2 with the following actions: - Encouraging people to spend more time with the dog/cat they are interested in adopting; - Ensuring potential adopters are aware (and understand) everything we know about the dog/cat, both good & bad. - Trialling Foster to Adopt program (adds a try before you buy period).	Percentage of adopted animal return rate	10%	8.35%		Manager – Environmental Health & Regulatory Compliance	Total adoptions - 128. Returns - 11. (6 dogs & 5 cats) Percentage of returns - 8.6% Target achieved. Return reasons: Dogs - Existing dog doesn't get along with x 2 - Behavioural issues - Timid/Fearful x 2 - Doesn't get along with existing cat Return Reasons: Cats - Allergies - Doesn't get along with existing cat - Existing cat doesn't get along with - Anxious x 2
	2.2.3.07 Provide excellent customer service for waste and recycling collection services						
	The customer service performance of the waste and recycling collection services contractor has been satisfactory in the second half of 2025.	Number of justified waste and recycling collection service complaints from customers	105	125		Manager – Waste Services	The number of waste and recycling collection service complaints was higher than desired. Council staff are working with the collection contractor and their drivers to improve performance.
		Number of waste and recycling collection service compliments from customers	5	4		Manager – Waste Services	The number of compliments received for the waste and recycling collection service is lower than last quarter but on track to meet the annual target.
	2.2.3.08 Provide potable water supply in accordance with Australian Drinking Water Guidelines						
	Shoalhaven water continues to provide potable water to meet Australian Drinking Water guidelines - All current testing results display compliance	Number of E-Coli incidents encountered through testing program	0	0		Manager - Water Operations & Maintenance	Shoalhaven Water have encountered no E-Coli incidents

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.2.3.09 Monitor and report on Per- and Polyfluoroalkyl Substances (PFAS) levels in all Shoalhaven Water supplies						
	Shoalhaven Water carries out PFAS testing in accordance with regulatory requirements & have encountered no PFAS incidents or test results during this period.	Undertake testing and reporting for PFAS at Bamarang, Milton and Bendeela Water Treatment Plants	Q4	Due Jun 2026		Manager - Water Operations & Maintenance	
	2.2.3.10 Review and update the Holiday Haven Business Plan to reflect the current operating environment						
	The Business Strategy document was completed to 90% in Q2. It is on track to be completed in Q3 . Once completed, the strategy will inform the development of the revised Business Plan. The Business Plan will not be finalised until the outcome of the proposed service review is complete, as this may require minor adjustments to incorporate any relevant information or recommendations. These changes will help ensure the document is as robust and effective as possible before moving forward with formal endorsement of the revised Business Plan.	Deliver capital works program per adopted Holiday Haven capital plan	Q4	Due Jun 2026		Manager – Building & Property Services	
		Holiday Haven Business Plan considered by Council before 30 June 2026	50%	50%		Manager – Building & Property Services	Draft business plan prepared; however, awaiting input from pending Holiday Haven service review scheduled for completion later 2026.
		Crown Lands plans of management finalised by June 2026	50%	75%		Manager – Building & Property Services	The Tourist Parks, Plan of Management (POM) is currently in draft format; an internal review via stakeholder referral will be undertaken prior to formal adoption both internally and by Crown Lands office.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.3.1.01 Support local networks and encourage knowledge sharing to improve equitable access to information and opportunities						
	The team has strengthened support for Community Consultative Bodies by providing clear and consistent updates on development applications, upcoming projects, community-led plans and key Council timelines, including links to "Get Involved" project information. Matters raised at meetings were directed to relevant staff for timely responses, and community hub screens were updated with local events and workshops. A coordinated presentation was delivered for the Community Consultative Body Executive Meeting, covering project, financial and structural updates. Work is progressing on improved boundary maps and planning for broader consultation with Community Consultative Bodies to review their operational model.	Information and opportunities shared with community and ongoing support and guidance for the Community Consultative Body network	Count	100	●	Manager – Media & Communications	Clear updates were shared with community groups on planning, local services and nomination opportunities, with meeting notes circulated across networks. Guidance was provided on community centre operations, services, facility power use and group re-establishment; sought feedback on Reconciliation Action Plan.
	2.3.2.01 Undertake environmental health regulatory inspections to ensure compliance with legislative standards						
	The following Environmental Health inspections were completed during Quarter 2: 365 On-site sewage management systems 191 Food hygiene inspections 78 Commercial Swimming Pools 10 Underground petroleum storage systems 25 Constructions site audited for adequate sediment and erosion controls	Number of planned environmental health inspections completed	Q4	Due Jun 2026		Manager – Environmental Health & Regulatory Compliance	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	2.3.2.02 Undertake swimming pool inspections in accordance with the adopted program						
	Compliance completed 74 swimming pool inspections in the October - December quarter and issued 42 certificates of compliance and 42 certificates of non-compliance. The number of Certificates issued does not equate to the inspection number for several reasons one of those reasons being that a portion of the 84 certificates issued in this quarter were outstanding from the previous reporting periods.	Percentage of planned swimming pool inspections completed	95%	100%		Manager – Environmental Health & Regulatory Compliance	Compliance completed 74 swimming pool inspections in the reporting period which is 100% of the planned swimming pool inspections for that period.
	2.3.2.03 Ranger Services undertake proactive patrols in order to meet the needs of the community and Council						
	A great result for the team, increasing parking patrols for the quarter to 1,223 compared with 1,063 achieved in Q1.	Number of proactive ranger patrols	750	2,286		Manager – Environmental Health & Regulatory Compliance	Rangers completed a total of 1,223 proactive patrols during the period. Of these, there were 622 beach patrols, 183 other patrols (Council Showgrounds, camping hot spots, boat ramps, vegetation vandalism, illegal dumping, asset inspections and inland reserves), 386 proactive parking patrols and 32 school zone patrols.

Grotto Walking Track

CL26.24 - Attachment 1

Resilient local economies and enabling infrastructure



Progress *snapshot*

94% On track

6% Requires Attention

Highlights

- Shoalhaven Water Staff attended the Thrive Together Pop-up event in Ulladulla at the end of November to promote the Payment Assistance Scheme to community and key support agencies in attendance.
- Economic Development, Tourism and Events staff have attended 164 external meetings/events/workshops year to date to support economic growth. In Quarter 2, this included: Hosting workshops for the update of the Economic Development and Tourism Strategy, Attending the Nowra Ignite Launch aimed at promoting and activating the Nowra CBD, Attending the Indopacific Maritime Exposition to promote the regions capability, Presenting to Museum and Gallery operators on economic and tourist data.
- The Invest Shoalhaven website is utilised as a business-to-business platform to promote investment, share information, and assist business/community to thrive. 69 news items have been uploaded to the website (year to date) and 6 newsletters sent to local business contacts promoting industry opportunities. Engagement with the platform continues to grow and there were 2,400 pageviews of articles and toolkits during the quarter.
- Year to date Council has submitted 46 grant applications to external funding sources with 8 applications being reported successful and 27 applications still awaiting outcomes. The successful grants have brought in $132,189 in additional funding to help deliver projects. The Grants Officer continues to provide an ongoing service to Council, researching and scanning state and federal landscapes and briefing internal teams on funding opportunities that align with strategic projects.
- The Events Team supports off-season visitation by promoting grant opportunities, providing letters of support, and delivering tailored one on one workshops covering event planning, marketing, and sponsorship. The team continues to work closely with the four Precinct Teams (Berry, Huskisson, Sussex Inlet, and Nowra) as they roll out district launches funded by State Government to support formalisation, activations, marketing, and placemaking. Additionally, the team engages with external event organisers to showcase Shoalhaven's venues and attract large scale events to the region.

Our performance for the last 3 months

Number of pageviews on Invest Shoalhaven website
2,400

Number of Council grant applications
46 (ytd)

164 (ytd)
Business networking opportunities attended

4.35 stars
Shoalhaven Visitor Centre Rating

CL26.24 - Attachment 1



Shoalhaven Visitor Centre



Thrive Together Pop-Up in Ulladulla



Economic development event

Resilient local economies and enabling infrastructure

Completed | On Track | On hold | Requires Attention | Deferred | KPI Status: Critical | Requires Attention | On Track

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.1.1.01 Increase the community awareness of the Shoalhaven Water financial support program and provide additional support and training to all key agencies that administer the Payment Assistance Scheme on behalf of Shoalhaven Water						
	Shoalhaven Water Staff attended at the End of November -Thrive Together Pop-up event in Ulladulla to promote the Payment Assistance Scheme to community and key support agencies in attendance.	Deliver targeted communications and engagement activities to increase awareness of the Payment Assistance Scheme across the community	50%	50%		Manager - Water Business Services	Promotion of our customer support program continued this quarter with staff attending the Thrive Together Pop-Up in Ulladulla to engage directly with community and support agencies.
	3.1.2.01 Actively participate in meetings, events and workshops with external organisations, industry groups and businesses that support growth of the Shoalhaven economy						
	Economic Development, Tourism and Events staff regularly attend meetings/ event/workshops that all contribute to support economic growth. This quarter, some notable interactions included: -Hosting workshops for the update of the Economic Development and Tourism Strategy -Attending the Nowra Ignite Launch, aimed at promoting and activating the Nowra CBD -Attending the Indopacific Maritime Exposition to promote the regions capability -Presenting to Museum and Gallery operators on economic and tourist data.	Number of external meetings, events and networking opportunities attended or facilitated to support businesses and industry groups	75	164		Senior Economic Development Officer	Economic Development, Tourism and Events staff have attend 164 external meetings/event/workshops (year to date) that all contribute to support economic growth.

CL26.24 - Attachment 1

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.1.2.02 Develop and implement a combined Tourism and Economic Development strategy						
	The consultation stage for the development of an Economic Development and Tourism Strategy has recently closed, which included workshops and business/community surveys. A consultation summary report is now being prepared, after collating all feedback received.	Deliver a combined Tourism and Economic Development Strategy and Action Plan by December 2025	100%	50%		Senior Economic Development Officer	The consultation stage for the development of an Economic Development and Tourism Strategy has recently closed and a consultation summary report is now being prepared. Due to recent structural changes, the time frame for completion of the Strategy is June 2026.
	3.1.2.03 Support business networks and industry groups to allow businesses and employees to establish, develop and thrive in the Shoalhaven						
	Economic Development, Tourism, and Events staff regularly attend meetings and provide support to the various local business chambers and industry groups. This quarter, it included: Supporting and attending the launch of the Nowra Ignite project under the NSW Government Uptown Accelerator to support CBD businesses. Attending various business chamber functions across the LGA to provide information and data to support members.	Number of events and workshops supported by Council's Business Partnership Program	Q4	Due Jun 2026		Senior Economic Development Officer	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
!	3.1.2.04 Progress work with the NSW Government and others to unlock the economic growth and employment generating opportunities of zoned but undeveloped land in the South Nowra Employment Precinct						
	Work has not progressed on possible interim Development Control Plan due to competing priorities. NSW Government's South Nowra Precinct Profile was released November 2025. Council resolved to prioritise the new Landuse Planning Scheme work over this action during this quarter.	Finalise a draft 'Interim' Development Control Plan Chapter for the South Nowra Employment Precinct to provide general high level guidance on relevant matter	Q4	Due Jun 2026		Manager - Strategic Planning	
›	3.1.2.05 Manage and maintain InvestShoalhaven.com website and email newsletter list as a hub for business communications, investment and economic development opportunities for the Shoalhaven region						
	The Invest Shoalhaven platform has continued to grow as the tourism and economic development go to for business, investors and corporate stakeholders. There were 2,400 pageviews of articles and toolkits during the quarter, which is 50.3% up year on year. 28 articles were uploaded to assist industry and business development and email subscribers grew to 1,637 contacts.	Publish business news, opportunities, blogs and content updates to investshoalhaven.com regularly and grow the business database for email communications	3	69	●	Tourism Marketing Specialist	The Invest Shoalhaven website is utilised as a business-to-business platform to promote investment, share information, and assist business/ community to thrive. 69 news items have been uploaded to the website (year to date) and 6 newsletters sent to local business contacts promoting industry opportunities.
		Grow engagement and pageviews of investshoalhaven.com	3%	12.50%	●	Tourism Marketing Specialist	There were 2,400 pageviews of investshoalhaven.com occurred during the quarter, which is 50.3% up year on year with 28 articles were uploaded to assist industry and business development and email subscribers to the monthly newsletters grew to 1,637 contacts.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.1.2.06 Finalise master planning for the Nowra Riverfront Precinct with the assistance of the Nowra Riverfront Advisory Taskforce and actively collaborate with the NSW Government to complete their Strategic Roadmap for the Nowra City Centre						
	Nowra Riverfront: Work progressed with the assistance of the Nowra Riverfront Advisory Taskforce (met during October and November 2025) on the following precinct master planning related projects: o Homes NSW Mandalay Ave Sub-Precinct Planning Proposal - exhibited for public comment Nov/Dec 2025. o Nowra Riverfront Precinct State Assessed Rezoning Proposal - exhibited for public comment Nov/Dec 2025. o RPPP grant funded project (central open space and other supporting infrastructure) - internal and external project managers appointed. Relevant design consultants engaged. Nowra City Centre Strategic Roadmap was released by the NSW Government in November 2025 and next steps discussions have commenced.	Regular progress reports on the Nowra Riverfront Precinct and City Centre issued to Council	1	2		Manager - Strategic Planning	November 2025 Report to Council on the Strategic Planning Work Program/ Proposed New Landuse Planning Scheme included updates on the Nowra Riverfront Precinct and Nowra CBD projects. The status of the Nowra Riverfront Precinct project was also reported to Councils Audit & Risk & Improvement Committee on 12 November 2025.
	3.1.2.07 Formulate and implement the Nowra Key Moves Action Plan to support the rejuvenation of Nowra City Centre						
	In November 2025, the NSW Government released the Nowra City Centre Strategic Roadmap. Concurrently, the Nowra District Team have been progressing projects that relate to rebranding and promoting the Nowra CBD under the Uptown Accelerator Program. Council has created an internal working group to compliment these pieces of work and identify next steps to revitalise and activate the CBD.	Annual progress report to Council on the Nowra Key Moves Action Plan	Q4	Due Jun 2026		Manager – Customer & Community Services	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.1.3.01 Provide advice and support to Council on external funding opportunities that are aligned to strategic objectives						
	Year to date Council has submitted 46 grant applications to external funding sources with 8 applications being reported successful and 27 applications still awaiting outcomes. The successful grants have brought in $132,189 in additional funding to help deliver projects. The Grants Officer continues to provide an ongoing service to Council, researching and scanning state and federal landscapes and briefing internal teams on funding opportunities that align with strategic projects.	Number of Council applications to external grant funding programs	20	46		Manager – Technical Services	YTD there has been 46 x applications submitted this FY requesting a total of $12,542,037 in funding support for Council approved projects.
		Number of successful grant applications bringing additional investment into projects/ programs within the Shoalhaven	10	8		Manager – Technical Services	Q2 YTD Performance = 8 x applications successful equaling $132,189 of increase revenue into Council during this period.
		Number of grant programs promoted externally to Industry via groups such as chambers of commerce and local community groups	10	40		Manager – Technical Services	Councils Grants Officer continues to work with local business networks to promote funding opportunities to community. YTD Council has shared 40 various funding opportunities with external business and community groups. Council has also supported 18 x Community Led Applications seeking funding for community projects.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.1.3.02 Advocate and participate in projects that will assist in attracting investment and boosting the Shoalhaven economy						
	Economic Development, Tourism, and Events staff are regularly involved in projects focused on investment attraction. This quarter, it included: -Support of local CBDs involved in the NSW Government's Uptown Accelerator Program aimed at activating and promoting 4 town centres in the Shoalhaven. -Collaborations into preparing a submission to the rezoning proposal for the Nowra Riverfront Precinct, which proposes significant investment and development in the precinct.	Participate in the Steering Committee of the Illawarra Shoalhaven Regional Defence Network and deliver the program of events to promote investment in the Shoalhaven, attract new skills, and build the capacity of the existing Defence Industry	50%	70%		Senior Economic Development Officer	Economic Development Staff at Council remain on the steering committee for the Illawarra Shoalhaven Regional Defence Network. This quarter, events included: -Promoting regional capabilities at the Indopacific Maritime Exposition. -Business development event to upskill local businesses on International Engagement.
	3.1.3.03 Maintain Council's Key Projects Advocacy Document as a living prospectus to drive government investment						
	Council's Advocacy Projects continue to be developed and shopped to stakeholders in government utilising the brochure and content created for the Federal Election. CEO and Director's continue to monitor project progress. Projects for the next prospectus will be investigated mid-year in order to create collateral in time for the State election in March 2027.	Update content of Key Projects Guide, print and distribute to align with Local Government and Federal Election campaigns	Q3	Due Mar 2026		Tourism Marketing Specialist	Advocacy for Council's game-changing projects continue at CEO and Director level. A new Project Prospectus and collateral will begin work mid-2026 in preparation for the State election in March 2027.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.1.3.04 Advocate for, and promote the Shoalhaven to assist in attracting investment and boosting the local economy						
	Economic Development, Tourism, and Events staff are regularly advocating for, and promoting the Shoalhaven. This quarter, it included: -Advocacy for Defence / Defence Industry related projects in the Shoalhaven with an aim to boost the industry sector and the Shoalhaven economy. -The formation of an internal working group with the purpose of revitalising and activating CBDs to promote investment.	Number of registered businesses in the Shoalhaven	Q4	Due Jun 2026		Senior Economic Development Officer	
	3.1.4.01 Drive off-season visitation to Shoalhaven with campaigns, partnerships and always-on marketing efforts in order to assist with providing year round jobs, and increasing the value of the visitor economy						
	Domestic Day and Overnight visitor numbers are holding steady whilst international visitation has dropped 11%. Along with Council's Wine and Whales campaign this winter / spring, the South Coast LGA partners with Destination Sydney Surrounds South 'Go Grand' campaign created a boost in engagement for the region in the order of 4,429 leads to businesses, and around 57,000 clicks to the landing page.	Grow unique users to Shoalhaven.com website to in turn drive leads to business listings	5%	-14.50%		Tourism Marketing Specialist	shoalhaven.com attracted 103,000 unique users in the period 1 October - 31 December 2025 which is a decrease of 14.5% year on year. In addition 23,640 leads to industry were generated from the site directly to businesses with free listings, which is down from 26,472 in the same period for 2024.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.1.4.02 Advocate for and support events coming to Shoalhaven in the off-season to increase visitation, provide employment and boost the visitor economy						
	The Events Team supports off season visitation by promoting grant opportunities, providing letters of support, and delivering tailored one on one workshops covering event planning, marketing, and sponsorship. The team continues to work closely with the four Precinct Teams (Berry, Huskisson, Sussex Inlet, and Nowra) as they roll out district launches funded by State Government to support formalisation, activations, marketing, and placemaking. Additionally, the team engages with external event organisers to showcase Shoalhaven's venues and attract large scale events to the region.	Number of meetings, discussions and networking with event holders / businesses to encourage and support off-season events in Shoalhaven	5	58		Manager – Customer & Community Services	The events team continue to meet regularly with local event organisers in the region to provide strategic advice and assist with the event application process. This quarter the team participated in 17 in person meetings with organisers. This included a range of existing and new organisers across the region.
		Number of 'Letters of Support' written to assist event organiser's grant applications for events in the Shoalhaven	Q4	Due Jun 2026		Manager – Customer & Community Services	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.1.4.03 Deliver Visitor Servicing Strategy including operational centres, mobile tourism services, industry support and merchandise sales						
	In Quarter 2, we delivered our Visitor Servicing Strategy through Nowra and Ulladulla centres, mobile tourism services, industry support, and merchandise sales. Engagement was strong in Nowra with 6,457 counter visits, 1,040 emails, 530 live chats, and 1,293 calls. We exceeded the cumulative Q1–Q2 merchandise target, driven by popular local town patches and stickers. December saw the launch of Christmas/Summer Pop-Up Mobile Information Sites, enhancing accessibility and visitor experiences.	Maintain a high quality of service and achieve Google business reviews above 4 stars for the Shoalhaven Visitor Centre	4	4.35		Tourism Marketing Specialist	During the quarter, both the Nowra and Ulladulla Visitor Information Centres sustained high levels of service, with Google review ratings remaining steady at 4.3 and 4.4 stars, resulting in a continued average rating of 4.35 stars.
		Increase total merchandise sales across all Shoalhaven Visitor Service sales channels	15,000	31,333.49		Tourism Marketing Specialist	Merchandise sales across all Shoalhaven Visitor Service channels totalled $31,333.49 by the end of Quarter 2, exceeding the set target of $30,000 (for Q1 and Q2 combined)

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	3.2.1.01 Maintain a priority list of road, drainage and path renewal and upgrade projects						
	In Q2 the priority methodology for the road reseal program was reviewed and updated resulting in a 4 year program of reseal works. Current program status for renewal projects: - Road Reseal & Renewal Program (4-year horizon) update completed. - Paths program pending path condition survey data. - Drainage program in development. Current program status for new and upgrade projects: - Roads to be part of the Road & Network Safety Plan currently being developed. - Paths projects listed in the Active Transport Strategy. - Drainage program in development.	Develop road, drainage and path projects to a level suitable for funding consideration in line with strategic priorities	35%	50%		Manager – Technical Services	5 projects were developed to a suitable level and have been approved for funding consideration in Q2. These projects include paths in Sussex Inlet, Bomaderry & Nowra; a roundabout in South Nowra and bridge repairs in Wollumboola.
	3.3.1.01 Implement the short-medium term actions in the adopted Shoalhaven Affordable Housing Strategy and advance the preparation of a Settlement/Housing Strategy for the City						
	The Shoalhaven Affordable Housing Action Taskforce met on 8 Dec 2025 and prioritized the implementation of the short term actions in the Strategy. Work will now continue on the actions in accordance with this prioritization and progress reports will be presented to future meetings of the Taskforce.	Publish annual Progress Report on the actions in the Shoalhaven Affordable Housing Strategy	Q4	Due Jun 2026		Manager - Strategic Planning	



CL26.24 - Attachment 1

Transparent leadership with good governance



Progress *snapshot*

5% Completed

82% On track | 8% On Hold | 5% Requires Attention



Highlights

- Council adopted the FY26 budget requiring $7m in general fund operational savings through reductions in salary and materials and contracts budgets, placing the organisation on track to meet the Sustainable Financial Futures Plan (SFFP) commitments. Progress on SFFP financial sustainability actions continued this quarter, with the definite decision implemented in October delivering the planned $5.1m in salary-related savings. This quarter, further plant and fleet sales generated one-off proceeds and reduced recurrent operating costs. FY26 land sale forecasts were adjusted, and initial Category 2 properties are being prepared for rezoning and reclassification to enable future sale.
- To provide the community with accurate and timely information, the Communications team delivered campaigns across Council's social media channels, including weekly posts and videos on key projects with the Mayor and staff discussing project updates and community topics. More than 70 media releases were issued this quarter, addressing major topics such as organisational restructure, policy adoptions, new Councillor appointments, and community engagement initiatives. Regular updates have been provided on high interest infrastructure projects such as major road upgrades to demonstrate accountability and provide the local community with progress reports.
- Partnership initiatives with Illawarra Shoalhaven Joint Organisation (ISJO) included establishment of regional working group for implementing the Food Organics business mandate, and participation in the LG8 strategic partnership to maximise economic development benefits across the Illawarra-Shoalhaven region.
- Council secured additional supervisor training for staff identified as emerging leaders through a pilot program delivered in partnership with the Office of Local Government and Forsythes Training. The program was conducted collaboratively with Kiama and Shellharbour Councils, fostering a shared approach to leadership development and strengthening inter-Council relationships to support growth across the region.
- Information Technology Support and Services have continued to operate efficiently and securely throughout the reporting period. There were no significant system outages or reported cybersecurity incidents, ensuring uninterrupted service delivery to the community and internal operations.

Our performance for the last 3 months

1.33min
Minute average wait time at Nowra Customer Service Counter
(5 min target)

2,498
Council facilities bookings made online
(75% of booking)

Customer service enquiries resolved at first contact
(80% target)
85%

126 (ytd)
Media releases providing accurate and timely information to the community

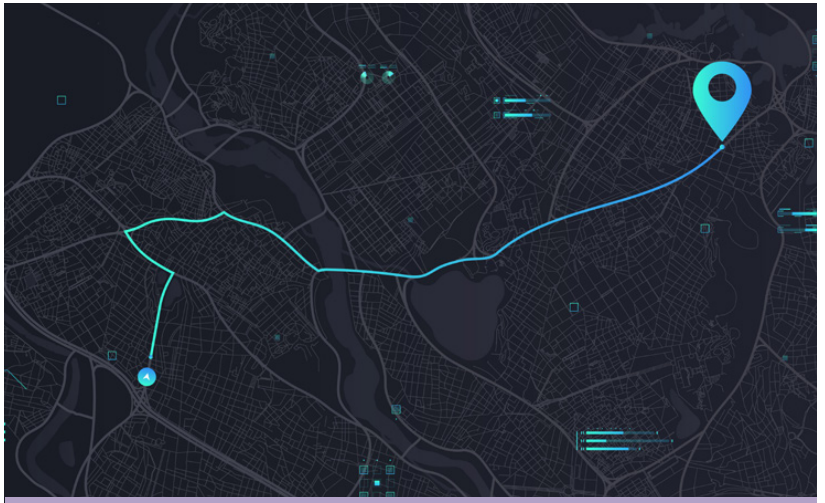
CL26.24 - Attachment 1



Safety team site visits



Staff leadership training



GPS tracking on operational equipment

Transparent leadership with good governance

Completed | On Track | On hold | Requires Attention | Deferred | KPI Status: Critical | Requires Attention | On Track

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.1.1.01 Annual review and update of Council's Workforce Plan to ensure strategies are updated and implemented						
	The review of the workforce plan was completed in October 2025	Number of Equal Employment Opportunity Plan initiatives implemented	Count	1	●	Manager - People & Culture	A new Equal Opportunity Management Plan for 2026 to 2029 has been developed and will be finalised in the next quarter.
		Percentage of staff with updated Performance Development Plan	Q4	Due Jun 2026		Manager - People & Culture	

CL26.24 - Attachment 1

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.1.02 Implement initiatives identified in the Work Health Safety & Injury Management Strategic Business Plan						
	The Safety Team conducted 64 site visits including investigations, audits and inspections. Other proactive measures implemented were for exclusion zone safety and included additional controls of barricades, internal audits, worker education and Collaboration with SafeWork NSW. A Breast Cancer Awareness Health and wellbeing initiative ran for the month of October, multiple events were held which included the mini field of Women and guest speaker presentations, $1,096.10 was donated from workers. The team also led a community focused wellbeing initiative where workers could donate non-perishable items for Christmas hampers for the Shoalhaven Homeless Hub. There were 9 individuals and 17 teams celebrated for going above and beyond for safety at the annual Safety Awards. Committee chairs and secretaries of the 6 safety committees were also thanked and acknowledged for their dedication and contributions to safety.	Number of Strategic WHS Plan initiatives implemented	2	2		Manager - People & Culture	Initiates launched included exclusion zone safety and the Team Brief share point site.
		Reduction in Lost time Injury Frequency Rate compared to previous 3 year period	Q4	Due Jun 2026		Manager - People & Culture	

CL26.24 - Attachment 1

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.1.03 Provide support and advisory services such as recruitment, staff performance management, industrial relations and reward and recognition						
	The People & Culture team continued to provide core human resource services, including recruitment, performance management, and workplace relations. This quarter saw heightened activity in addressing complex workforce matters, reinforcing our commitment to a fair and accountable workplace. Recruitment outcomes were particularly strong, with a significant number of positions filled to support service delivery and organisational capability.	Number of workplace change initiatives implemented	Count	5		Manager - People & Culture	The Organisation wide workplace change, the Roads Construction workplace change and the Shoalhaven Animal Shelter workplace change were presented to the Consultative Committee in October 2025 and implemented in late October 2025.
	4.1.1.04 Provide training and development opportunities to support staff to improve and develop in their roles						
	Council secured additional supervisor training for staff identified as emerging leaders through a pilot program delivered in partnership with the Office of Local Government and Forsythes Training. The program was conducted collaboratively with Kiama and Shellharbour Councils, fostering a shared approach to leadership development and strengthening inter-Council relationships to support growth across the region.	Annual training plan implemented by June 2026	Q4	Due Jun 2026		Manager - People & Culture	
	4.1.1.05 Implement an effective business partnership structure in supporting corporate information systems						
	Information Systems Business Partners are continuing to work with the business as required. Business Partners are active in contacting departments regularly to ensure their business needs are being met.	Number of Information and Communication Technology (ICT) Steering Committee meetings facilitated	1	1		Chief Information Officer	6 weekly ICT meetings scheduled. Most recent meeting 20 November. Next meeting - following XMAS shutdown period gap, 22nd January

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.1.06 Provide spatial services including Council's cadastre and land information maintenance, online GIS, mapping systems integration, road and place naming and property addressing						
	Achievements completed during the period include: - Project to transition from ArcMap to ArcGIS Pro (ArcMap retirement 1 March 2026). Most divisions have transitioned to ArcGIS Pro. - Streamlined improvements to GIS communication channels for internal and external customers. - Established a GIS working group with key business units to foster collaboration, alignment, and shared purpose. - Conducted GIS enquiries for Road Naming, house numbering and subdivisions. - Processed Road Naming and Addressing applications in timely manner. - Maintained Council's Cadastre, and processed Land and Property creation in GIS and OneCouncil.	Percentage of Addressing and Road Naming applications processed within 7 days	100%	100%		Chief Information Officer	Stats for this quarter: 100% of Addressing & Road Naming applications have been processed within 7 days, consisting of 320 addressing allocations & 1 Road Naming Application.
		Percentage of registered plans processed within 2 days of Land Registry Services notification	100%	100%		Chief Information Officer	100% of registered plans processed within 2 days of Land Registry Services notification. In total 320 lots mapped in GIS and recorded in OneCouncil for this quarter

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.1.07 Maintain and improve Council's corporate business systems to ensure legislative compliance, effective operation and security						
	Access to OneCouncil is regularly reviewed and optimised to ensure it remains secure and aligned with staff delegations and privacy obligations, while enabling employees to effectively carry out their assigned responsibilities. System operations and maintenance continue to comply with contractual and legislative requirements. To support this, the CIS Manager coordinates a technical working group focused on reviewing report queries, managing report creation permissions, and strengthening governance. This ensures reports are developed with integrity and do not compromise system performance.	Complete the OneCouncil Regulatory implementation for in scope processes (i.e Certificates, Post Consent/ Section 68, Health/Licensing, Enforcements, Application Tracker) by June 2026	50%	50%		Chief Information Officer	Implementation of new Fire Safety certification workflows and DA Tracker workflows has been delayed. Now due Feb 2026. New Flood Level Enquires and Water Pressure Certificate processes being implemented in Feb 2026. Planning for further regulatory implementation scope is continuing.
		Council software licences renewed within budget in a timely manner and compliance maintained	100%	100%		Chief Information Officer	Software licensing is reviewed quarterly to ensure Council's licences remain relevant, actively used, and cost-effective. Some unexpected costs incurred, including an upgrade to Council's geospatial system (ESRI) which was not previously budgeted for and potentially a dispute of additional charges from TechnologyOne.
		Ensure core information systems are regularly upgraded to ensure currency and effective operation (i.e OneCouncil and Content Manager)	1	2		Chief Information Officer	OneCouncil upgraded Dec 2025 with no issues. Content Manager (records management system) was upgraded in Dec 2025, with some technical issues that have since been rectified. Council's geospatial system (ESRI) upgrade planned for March 2026 has been delayed pending more detailed architectural analysis.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.1.08 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. Multiple issues occurred early in the period that resulted in slowing of correspondence processing times. However, with improved processes and stabilization in resourcing processing time is now improving.	Number of staff training sessions on electronic document management systems and processes delivered	3	10		Chief Information Officer	Target is 3 per quarter and 12 per year. This quarter 2 sessions were held. Previous quarter, 8 sessions were held.
	4.1.1.09 Provide efficient and secure Information Technology Support Services and Systems						
	Information Technology Support and Services have continued to operate efficiently and securely throughout the reporting period. There were no significant system outages or reported cybersecurity incidents, ensuring uninterrupted service delivery to the community and internal operations.	Percentage of service desk requests completed within service level agreements	80%	90%		Chief Information Officer	Q2 - 90% achieved (90% target) 1937 requests made, 1748 resolved within prescribed Service Level Agreement (SLA)
		Critical systems Up Time	100%	99.90%		Chief Information Officer	No major outages outside maintenance windows occurred with critical systems during last quarter resulting in no significant loss in productivity. Target for the year is 99.9%, with 99.9% achieved in both Q1 and Q2.
		Maintain satisfaction score for completed service desk requests	95%	100%		Chief Information Officer	Q2 - 100% satisfaction score achieved. 712 tickets surveyed, 634 rated Excellent, 76 rated Good, 2 rated OK, 0 rated Bad

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.1.10 Council's principles of Financial Sustainability are considered in financial decision making						
	Council's Budget for 2025/26 was prepared taking into consideration the requirement to improve the bottom line by $7M. The Quarterly Budget Review for September 2025 including budget variances and adjustments was completed without significant negative variances. Adjustments will be made at Q2 for land sale settlements which will be deferred to later financial years. The budget parameters for the 2027 financial year, which were presented to Council at the January 27 Council Meeting were prepared in accordance with Council's principles of Financial Sustainability.	Improvement in Operating Performance Ratio (OLG Measure)	Q4	Due Jun 2026		Chief Financial Officer	
	4.1.1.11 Meet legislative and statutory requirements for financial reporting						
	Council received an unmodified audit opinion on Council's General Purpose Financial Statements and the Special Purpose Financial Statements on 31 October 2025. The 2024/25 financial statements, together with the auditor's reports, were presented to Council on 25 November 2025.	Annual audited statement adopted without qualified comments by October 2025	100%	100%		Manager - Reporting & Controls	Council completed the 2024/25 financial statements within the statutory timeframes and received an unmodified audit opinion on 31 October 2025. The 2024/25 financial statements, together with the auditor's report, were presented to Council on 25 November 2025.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.1.12 Coordinate delivery of the agreed financial sustainability initiatives, and realise the committed savings in the Sustainable Financial Futures Plan, to achieve the vision of being a financially sustainable organisation						
	Council adopted the FY26 budget requiring $7m in general fund operational savings through reductions in salary and materials and contracts budgets, placing the organisation on track to meet the Sustainable Financial Futures Plan (SFFP) commitments. Progress on SFFP financial sustainability actions continued this quarter, with the definite decision implemented in October delivering the planned $5.1m in salary-related savings. This quarter, further plant and fleet sales generated one-off proceeds and reduced recurrent operating costs. The Bereavement Services EOI process has been completed, with findings to be reported to Council outlining potential options for outsourcing some or all crematorium and cemetery services. FY26 land sale forecasts were adjusted, and initial Category 2 properties are being prepared for rezoning and reclassification to enable future sale.	Regular monthly updates outlining progress against the Sustainable Financial Futures Plan provided on financial sustainability website	3	3		Manager - Business Support	Monthly updates on Website completed to end of FY26, Q1. Next update including SFFP will be published following adoption of Q2 results (DPOP QBR2 Report) in February.
		Achieve a minimum of $10 million in operational savings over the next four years, through $7 million in FY26, and a further $1 million per annum in FY27, 28 and 29	Q4	Due Jun 2026		Manager - Business Support	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.1.13 Complete review and update of the key strategic business documents and plans of Shoalhaven Water as required under the Regulatory and Assurance framework for local water utilities						
	Strategic Business Plan for Shoalhaven Water has been finalised with a copy distributed to Councillors and Mayor. Work continuing on updates to Long Term Financial Plan as preparation for the draft 2026-27 budget	Development of long term financial model for both Water and Sewer funds	100%	90%		Manager - Water Business Services	Commenced in Q2 review and updating of the Long Term Financial Plan (LTFP) for Water and Sewer funds, including capital plans, revenue collection forecast, and operating costs in preparation for 2026-27 budget approval process.
		Gain Council approval of Shoalhaven Water Strategic Business Plan	100%	100%		Manager - Water Business Services	Strategic Business Plan for Shoalhaven Water has been finalised with a copy distributed to Councillors and the Mayor.
	4.1.1.14 Analyse fleet replacement schedule, ensure appropriate budget planning and order completion						
	A comprehensive review of plant and fleet operation is currently being conducted by the Fleet Unit with input from the Plant and Fleet Working Group. Budgets are being adjusted to reflect amendments to the replacement schedules and adjustments to delivery times. Operational budgets are being adjusted for the reduction in Fleet	Order plant and vehicles in accordance with the approved Replacement Program	55%	40%		Chief Financial Officer	Replacement program proceeding as approved.
	4.1.1.15 Actively monitor and maximise tenancy rates to ensure Council's property are let						
	Annual target = 5% vacancy rate (with tolerance of 10%) Achieved <1% vacancy rate across total of leases and licences on Council owned or managed property.	Vacancy rate (across all categories) of Council tenanted buildings	5%	0%		Manager – Building & Property Services	All habitable buildings in the current lease and licence portfolio occupied under agreement (100% tenanted). NB: Uninhabited vacant building at No.16 Berry Street, Nowra is subject to a 2014 demolition order and scheduled for demolition in current financial year.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.1.16 Create a strategy with measurable actions for Council's strategic property assets, including investigation into alternate revenue streams						
	Land Sales Strategy is ongoing as more properties and industrial land is released to be included in the overall project.	Progress land sales of underperforming assets, and prepare other land for sale (including commencing land reclassification, rezoning or other preparatory works	50%	50%		Manager – Building & Property Services	On track to meet budget projection.
	4.1.1.17 Integrate Council's Project Management Framework (PMF) into business as usual project management practices						
	A Project Management Framework (PMF) has been implemented during Q2 to support project delivery. The PMF guides project managers by providing the relevant forms and templates required by Council's established process and policies to allow for a consistent approach to the delivery of projects. Further work will be undertaken to document the process around the development and closure of projects within the PMF.	Demonstrated application of Project Management Framework in projects being delivered in 2025/26	Q4	Due Jun 2026		Manager – Technical Services	
	4.1.1.18 Provide accurate information to Council and the community on Council's financial activities						
	December 2025 results will be provided as part of the Quarterly Budget Review (October - December 2025), which will be presented to Council at the February meeting. QBR1 was reported to Council on 25 November 2025.	Quarterly Budget Review Report submitted to Council	100%	100%		Chief Financial Officer	QBR1 was reported to Council on 25/11/25.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.1.1.19 Develop a fair and equitable rating system that also improves Council's financial sustainability						
	Best practice timing for a comprehensive review of a council's rating structure is mid-valuation cycle, when the rates outcomes from the preceding year can be realistically compared with the projected rates outcomes for an upcoming year, while the underlying land values (primary determinant of rates) remains constant. Reviewing our rating structure now, with the new 2025 land values to hand, will mean rates comparisons between 2025/26 and 2026/27 with each of these years using different land values. It follows that optimum timing for a robust review of rating equities is in 2027FY, after the 01/07/2026 are levied using the 2025 land values). Having said this, routine analysis of the redistributive impacts of the new 2025 land values on rates payable will still occur in Q3 and Q4, particularly within Business rates, the Nowra CBD sub-category, ahead of the 2027FY Draft DPOP.	Percentage of Overdue Rates and Annual Charges (OLG Measure)	Q4	Due Jun 2026		Chief Financial Officer	
	4.1.1.20 Ensure best practice procurement and contract management that is focused on value for money outcomes, compliance and sustainability						
	The adopted procurement procedures and policies are focused on best practice procurement and contract management. Value for money, compliance, and sustainability are key components in the evaluation and determination of each procurement. These measures support transparency, continuous improvement, and alignment with broader organisational and community objectives.	Purchase Orders raised after invoice	5%	5%		Chief Financial Officer	The percentage of purchase orders raised after the receipt of an invoice remained consistently below 5% for each month in Quarter 2 of the 2025–2026 financial year.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.2.1.01 Manage the organisational corporate planning and reporting needs and continue to provide improvements in business planning and reporting						
	The Annual Report 2024-2025 and Audited Financial Statements were adopted by Council at Ordinary Meeting on 25 November 2025. These were published on Council's website the next day, and shared with the Office of Local Government on 27 November. Progress reporting for the organisation was implemented for the second quarter of the 2025-26 Delivery Program Operational Plan, including providing updated information to support staff to report effectively and updating of reporting responsibilities to align with the organisational structure changes in October. Planning commenced for developing the 2026-27 Delivery Program Operational Plan by seeking input from the leadership team to improve our future reporting.	Produce the Annual Report by November 2025	100%	100%		Manager - Corporate Performance & Reporting (Acting)	The Annual Report 2024-2025 was adopted by Council on 25 November 2025 and published on Council's website.
		Adopt the updated suite of Integrated Planning & Reporting documents including the Delivery Program Operational Plan 2026-27 by June 2026	Q4	Due Jun 2026		Manager - Corporate Performance & Reporting (Acting)	

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
⏸	4.2.1.02 Coordinate Audit, Risk and Improvement Committee functions and responsibilities and deliver the planned internal audits						
	ARIC is discharging their responsibilities as per the adopted ARIC Charter and the ARIC annual plan. The first and second quarter meetings occurred as planned along with the additional annual Financial Statements review meeting with the Audit Office NSW. Internal audits are progressing as per the approved internal audit plan although they are currently running behind schedule. This is being addressed by recruitment of a new Internal Auditor to fill the vacant position.	Audit, Risk and Improvement Committee meetings delivered as per the Charter requirements	2	2	●	Chief Executive Officer	ARIC quarterly meetings held as scheduled for Q1 on 20/08/2025 and Q2 on 12/11/2025 along with the additional annual Financial Statements review meeting on 27/10/2025.
		ARIC annual report on its key activities and functions presented to Council	Q4	Due Jun 2026		Chief Executive Officer	
		Conduct audits as per approved internal audit plan	40%	20%	●	Chief Executive Officer	The outsourced Finance General Control audit scope has been reviewed and will be submitted for approval prior to seeking quotations. Currently in planning stage for Project Management audit. Both of these audits are behind schedule due to current vacancies which are being recruited.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.2.1.03 Coordinate organisational governance policies and procedures, maintain current Legislative Compliance Register, and provide appropriate access to government information via Government Information (Public Access) Act (GIPA)						
	Council employed a part time Information & Privacy Officer during Q1 to assist with the workload of GIPA Applications. Now that a full Q2 cycle has completed, the extra resource has assisted in managing Property Owner detail requests and reducing some of the processing time for Informal GIPA applications. The majority of GIPA applications continue to be lodged online via the website which streamlines the process in which members of the public can apply for council information. The number of informal GIPA applications being lodged with Council remains high. Formal Applications remain reasonably steady, averaging around 23 per quarter, which is Q2 total. Templates and other documents and tools that assist in speeding up the GIPA response time are being created as time permits by Information & Privacy officers.	Percentage of formal GIPA requests met within statutory requirements	Q4	Due Jun 2026		Manager – Business Assurance & Risk	
		Legislative compliance register provided quarterly to the Executive Leadership Team and Audit, Risk & Improvement Committee	100%	75%		Manager – Business Assurance & Risk	Reports in draft scheduled for ELT on 28/01/2026 & the ARIC on 11/02/2026 which are the first available meetings for the Quarter.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.2.1.04 Review and update Council's Business Continuity Planning documents						
	Business Continuity Plans (BCP) are current. They have been reviewed and updated by the relevant staff and sign off by Directors. BCP training exercise was completed on 23 September 2025, simulating a full scale event impacting the region and disrupting council assets and communication channels. The exercise was facilitated by Marsh, as part of the StateWide Board Initiative Program. The BCP manual and procedure was updated post exercise and approved by Executive Leadership Team during the quarter.	Staff provided training on revised Business Continuity Plans	Q4	Due Jun 2026		Manager – Business Assurance & Risk	

CL26.24 - Attachment 1

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
✓	4.2.1.05 Ensure currency of Council's Risk Management Framework						
	The Enterprise Risk Management (ERM) Framework is up to date: - The Risk Management Policy and Risk Appetite Statement were approved by Council at the Ordinary meeting in November 2025. - The Risk Assessment Procedure was reviewed and updated in the first quarter, with additional detail included on control classifications now being used. - The ERM Framework overview document is current, next review due in October 2026. ERM systems: - The operational risk register is up to date. - The Strategic risk register was reviewed by the Executive Leadership Team in December 2025. - ERM update report provided to Audit Risk & Improvement Committee in August and November 2025.	Operational Risk Register, Risk Appetite Statement and Strategic Risk Register reviewed annually by Executive Leadership Team and Audit, Risk & Improvement Committee and operational risk register reviewed by relevant management teams annually	Q4	Due Jun 2026		Manager – Business Assurance & Risk	
		High level risks reviewed regularly by relevant Managers, Directors and the Audit, Risk & Improvement Committee	1	1	●	Manager – Business Assurance & Risk	Strategic Risk Register reviewed by ELT in December 2025, which included two high risks. 11 high risks within the Operational Risk Register are due for review in Q3.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.2.1.06 Manage Workers Compensation Self-Insurers Licence						
	A high level of accuracy, diligence and compliance has been maintained in Workers Compensation in the past Quarter which was confirmed in December 2025 with the results of the statutory annual self-insurance case management audit achieving outstanding results. Council is currently exceeding the audit levels required to maintain self- insurance status which will need to be maintained, together with payments of statutory fees and satisfactory completion of actual assessment in Q3 and Q4.	Achieve SIRA Auditing requirements for Workers Compensation Insurers Licensees	Q4	Due Jun 2026		Manager – Business Assurance & Risk	
	4.2.1.07 Deliver Council's Service Review Program						
	The service review of Shoalhaven Bereavement Services progressed to an Expression of Interest (EOI) process, which was used to better understand market interest and determine whether external providers could deliver these services sustainably and in line with community expectations. The outcome of the EOI will be decided in early 2026. An EOI process is a challenging time for the impacted team. The Bereavement Services team have continued to deliver this important community service with professionalism and dedication throughout the process. A communications and risk management plan was in place to ensure service continuity and effective communication with staff, community and stakeholders.	Endorsed Service Review Program implemented by June 2026	50%	35%		Manager - Corporate Performance & Reporting (Acting)	Work on the endorsed service review program is proceeding behind schedule due to a number of staff vacancies and the work involved in progressing the Bereavement Services EOI. This is likely to require some work to be carried over into 2026-27 year.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.2.1.08 Conduct a comprehensive review to ensure that the service levels for Works & Services align with the associated budgets and resources						
	Review has been delayed due to resource availability. This is anticipated to be addressed in Q4 to enable to process to recommence.	Complete a service level review for Works and Services which clarifies the relationship between resources, budget and asset management expectations	Q4	Due Jun 2026		Manager - Works & Services	
	4.3.1.01 Provide an excellent customer experience by meeting Council's customer service standards for Contact Centre and Counter Operations						
	This quarter, the average speed of answer in the Contact Centre was 41 seconds. The average wait time at the Nowra Customer Service Counter was 1 minute and 33 seconds. The calls abandoned rate is 3%, which is a continual excellent result as the industry standard is 7%. First contact resolution for the quarter is 83% which is consistently at least 80%.	Average wait time at the Customer Service Counter	5	1.50		Manager – Customer & Community Services	Average Q2 wait time at the Nowra Customer Service Counter in Q2 was 1 minute and 33 seconds.
		Calls to the Contact Centre answered within 60 seconds	60	41		Manager – Customer & Community Services	Average speed of answer in Q2 was 41 seconds.
		Percentage of customer enquiries resolved at first point of contact	80%	85%		Manager – Customer & Community Services	84.9% of calls were resolved at the first point of contact in Q2.
		Percentage of customer contacts that abandoned before being answered by the Contact Centre	7%	3%		Manager – Customer & Community Services	In Q2, 3% of calls were abandoned before being answered by Customer Experience. This is the same result as Q1.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.3.1.02 Manage and maintain online customer systems for self-service						
	Council offers online systems so customers can choose to manage their enquiries through self-service if they prefer. In Q2, 38% of customer requests were submitted online, an increase of 4% from Q1. For Council facilities bookings, 75% were created by the customers online in Q2.	Percentage of customer requests created online	30%	38%		Manager – Customer & Community Services	In Q2, 38% of customer requests were submitted online by the customer.
		Percentage of customer bookings created online	60%	75%		Manager – Customer & Community Services	2,498 of these were created on the external portal = 74.61% 850 of these were created on the internal portal = 25.39%
	4.3.1.03 Run 'Voice of the Customer' program by responding to feedback and identifying process improvements to close the feedback loop						
	The voice of the customer program is set up and Council is periodically measuring CSAT (Customer Satisfaction) performance. In Q2, customer satisfaction was measured for incoming phone calls to Council, resulting in a score of 88%.	Measure quality of customer service provided through customer satisfaction (CSAT)	85%	88%		Manager – Customer & Community Services	Phone CSAT was measured in Q2 with a score of 88%.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.3.1.04 Support collaboration through Illawarra Shoalhaven Joint Organisation (ISJO) to advance Council and regional strategic objectives						
	A regional working group has been established to ensure a coordinated and consistent approach to preparing for and implementing the Food Organics business mandate. ISJO released a tool for assessing and improving disaster resilience maturity, as well as a natural hazards snapshot with localised profiles of risk, resilience and planned mitigation actions to support risk-informed decision-making and resilience planning by Council, agencies and community. Council continues to support the LG8 strategic partnership that will advocate for connections to Western Sydney International Airport to maximise benefits to economic development and the Shoalhaven visitor economy. The LG8 Advocacy Plan 2026 is being developed.	Number of partnership initiatives for mutual benefit of ISJO stakeholders	1	2		Manager - Corporate Performance & Reporting (Acting)	Partnership initiatives included establishment of regional working group for implementing the Food Organics business mandate, and participation in the LG8 strategic partnership to maximise economic development benefits across the Illawarra-Shoalhaven region.

CL26.24 - Attachment 1

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.3.1.05 Produce written and visual content that is informative and accessible to its target audience						
	This quarter, the communications team generated high-quality, accessible content for key initiatives. Highlights include: - Australia Day campaign materials (pre- and post-nomination), certificates, banners, videos, and social media content. - Easy-to-read flyers and factsheets on flying foxes during summer. - Swim tags featuring Indigenous artwork for Shoalhaven Water team. - Collaterals for Mayor's Giving Box donation drive. - Disability Inclusion Action Plan (DIAP) kit with Easy Read survey and steps for small-group engagement sessions. - DPOP documents including annual financial reports and quarter one reports. - Continued support to the Community Infrastructure Strategic Plan (CISP) project by developing multiple community reports and 700+ page document. These deliverables demonstrate a high level of creativity, operational efficiency, and commitment to inclusive communication, aligning strongly with the key strategic priorities.	Develop communication and marketing plans that are tailored to meet the needs of the audience	100%	100%		Manager – Media & Communications	A targeted illegal dumping campaign was delivered during Christmas, featuring engaging videos that highlighted responsible disposal, penalties for offenders, and promoted recycling as a cost-effective option. Additional tailored communication plans supported the Disability Inclusion Action Plan, Jerry Bailey Burial Ground project, flood studies, and a "30 Cool Free Things" summer social media campaign showcasing Shoalhaven's hidden gems for families and visitors.
		Ensure all communication materials developed are clear, consistent, relevant and accessible	100%	100%		Manager – Media & Communications	The Communications team is refreshing the website to achieve top accessibility scores and improve clarity for all users. For the Disability Inclusion Action Plan, Easy Read community kits and printed surveys were developed for accessibility. Additionally, the team is creating a writing guide to ensure all public information remains clear, consistent, and inclusive across future communications.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.3.1.06 Optimise communication channels to directly reach target audiences and meet their needs						
	The Communications team is implementing a comprehensive website redesign to improve navigation, clarity, and accessibility, ensuring information is easier for the community to locate and understand. Emergency content has been prioritised, with new pages under development to provide clear guidance during critical events such as floods and fires, including preparedness advice and links to real-time updates. The Shoalhaven Local Environmental Plan (SLEP) site has been successfully integrated into the main Council website, reducing costs, enhancing security, and improving accessibility. Social media, newsletters, and the "Get Involved" platform continue to support project updates and community engagement, reinforcing Council's commitment to effective communication.	Maintain Council websites and regularly review content to enhance user experience and accessibility	100%	100%		Manager – Media & Communications	The Communications team maintains all Council websites through regular content reviews, addition of new project pages, and removal of outdated information for clearer navigation. User-friendly features like timeline builders and hover glossaries were added to improve accessibility and make finding information easier for the community.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.3.1.07 Provide accurate and timely information to promote activities, programs and policies of Council						
	The Communications team delivered multiple campaigns across Council's social media channels, including weekly posts and videos on key projects with the Mayor and staff discussing project updates and community topics. Highlights included updates on Collers Beach, Illaroo Road, The Wool Road, and initiatives such as recycling, parking compliance, and the Disability Inclusion Action Plan. Ten short-form videos were scripted, filmed, edited, captioned, and published as part of this campaign. Additional posts covered road repairs, severe weather alerts, and Australia Day nominations. More than 70 media releases were issued this quarter, addressing major topics such as organisational restructure, policy adoptions, new Councillor appointments, and community engagement initiatives.	Number of media releases issued	60	126		Manager - Media & Communications	This was a busy quarter, with 73 media releases issued to promote a range of community engagement activities, projects and news. These include the announcement of the two Director appointments, two new Councillors, the Entrance Management Policies and community engagement projects: Economic Development and Tourism Strategy, Draft Code of Meeting Practice and the DIAP review.
		Number of social media posts	90	196		Manager - Media & Communications	Overall stats: Posts and stories – 196 Videos – 33 Views – 2,653,329 (up by 75% from previous quarter) Engagement (likes, comments, shares) – 16,405 (up 74%) New followers – 1,627 (up 279%) Comments hidden or deleted – 494
		Number of community design requests received and completed	100	100		Manager - Media & Communications	Communications and Marketing completed 125 design requests this quarter, including major projects like the Annual Report, Quarterly Report, Library Services Report, Contributions Plan, and some major community initiatives such as the Disability Inclusion Action Plan, Community Infrastructure Strategic Plan, and Australia Day Awards.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.3.1.08 Proactively respond to misinformation and provide factual information on all media platforms						
	The team worked to correct misinformation in social media posts which appeared on community pages as well as within commentary on Council posts. Some of the main topics addressed included: The Wool Road at Old Erowal Bay - questions and criticisms relating to the length of time it had taken Council to repair the road. Illegal dumping – complaints and enquiries about the cost of tipping fees at local depots exacerbating the issue of illegal dumping. Keeping cats safe at home – questions about how to access free microchipping and incorrect claims that Council does not respond to complaints about roaming cats. Recycling – National Recycling Month campaigns prompted discussion around what items can and can't be placed in the yellow bin. Much of this information was incorrect. More than 490 comments were hidden or deleted from social posts as they were contrary to our social media policy.	Responses to information requests from journalists	100%	95%		Manager - Media & Communications	During Q2 2025, the Media team managed 27 media requests across diverse topics, providing timely responses. Journalists were particularly interested in the appointment of CEO Andrew Constance and the Countback process following the resignation of a Ward 1 councillor (Cr Cox).

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.3.1.09 Create engaging and interesting media opportunities and events that appeal to the community and is promoted more broadly						
	Activities this quarter generated strong media interest due to the timely, locally relevant, visually engaging, and people-focused themes. There was a clear community benefit and human interest focus, with strong interest in leadership and decision-making with events providing transparency and access to decision makers. Events listed below: • CEO + Mayor press conference – organisational restructure - radio, print • DIAP engagement commencement – photo op with CEO + Mayor and community. • Mayor's Giving Box launch – Stockland – print and radio • Mayor's Giving Box present gifting – Nowra East Public School • Launch of illegal dumping campaign – prompted news interview with range • Thrive Together pop-up in Ulladulla – WIN TV • Nowra Riverfront – housing planning proposals at the SEC, community info session – WIN TV • Breast Cancer Awareness Week campaign	Media events are held for completion of major projects	100%	100%		Manager – Media & Communications	Regular updates have been provided on a high interest infrastructure projects such as major road upgrades to demonstrate openness, accountability and provide the local community with progress reports. Specifically, the completion of The Wool Road in Old Erowal Bay in December 2025 was a major milestone for the Basin community. An official opening of The Wool Road is planned for late February 2026 to celebrate the successful completion of this major project and acknowledge natural disaster funding from the Federal and State governments that made this project possible. Importantly this event is to thank the local community for their patience while works were carried out. Celebrating these milestones is critical for improved public understanding of major projects.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.3.2.01 Provide and explain strategic planning information to our local community using Council's Community Participation Plan framework and ensure appropriate consultation is undertaken						
	Various formal community engagements occurred during the report period including: Nowra Riverfront - Two State Lead Rezoning Proposals exhibitions were supported by Council (included community drop-in sessions).	Number of formal strategic planning exhibitions or consultations	Count	2		Manager - Strategic Planning	Council assisted with the formal exhibitions of the following during the period: - Nowra Riverfront Precinct Rezoning Proposal (NSW Planning) - Mandalay Sub-precinct Rezoning Proposal (Homes NSW) Community Drop in Sessions were held during the exhibition period of these proposals with Council representatives assisted/participated.
		Number of submissions received on strategic planning consultations	Count	25		Manager - Strategic Planning	No formal Council consultations during the quarter. 25 submissions received on the two Nowra Riverfront Planning Proposals that were exhibited by NSW Government in collaboration with Council.

	Action Comment	Reporting Measure	Target / Timeframe	Q2 Achieved	KPI Status	Responsible Manager	Reporting Measure Comment
	4.3.2.02 Support staff to develop community engagement programs that align with the parameters set out in the Community Engagement Strategy						
	The Communications team has strengthened its capacity to deliver engagement programs through the appointment of a Community Engagement Officer, ensuring alignment with Council's Community Engagement Strategy. In the last quarter, nine projects, including the Disability Inclusion Action Plan and East Nowra Revitalisation, were managed in accordance with best-practice guidelines and timelines. Consultation periods were extended where necessary to maximise participation, such as nearly two months for the Disability Inclusion Action Plan. Smaller projects, including Milton Showground Community Garden, met minimum 28-day engagement requirements. The team is formalising an engagement briefing form and enhancing practices via new tools on the "Get Involved" platform, reinforcing inclusivity and transparency.	Community engagement plans developed for all consultation activities that include evaluation and reporting back to the community	100%	100%		Manager – Media & Communications	Community engagement plans were developed for 9 projects during the last quarter, including the Disability Inclusion Action Plan, Jerry Bailey Burial Ground, playground replacements, East Nowra revitalisation, Milton Showground, flood studies, and more, reaching audiences via multiple channels and generating 12,800 page visits with 2,638 interactions.

CL26.24 - Attachment 1

Shoalhaven City Council

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

shoalhaven.nsw.gov.au


Shoalhaven City Council
Quarterly Budget Review
31 December 2025

Table of Contents

Report by Responsible Accounting Officer ... 3
QBRS Overview ... 4
Income and Expenditure Budget Review Statement – By Fund ... 5
Consolidated Fund ... 5
General Fund ... 6
Water Fund ... 9
Sewer Fund ... 11
Capital Budget Review Statement ... 13
Cash and Investments Budget Review Statement ... 16
Developer Contribution Summary ... 19
Consultancy and Legal Expenses (in accordance with MIN24.379) ... 20
Occupied FTEs Vs Revised Budget FTEs (in accordance with MIN25.288) ... 21
Contractors & Consultants replacing Council staff (in accordance with MIN25.288) ... 21
Employee costs per capita compared to other Group 5 Councils (in accordance with MIN25.287) ... 22

CL26.24 - Attachment 2

Report by Responsible Accounting Officer

Responsible Accounting Officer's Statement
Quarterly Budget Review

For the period from 1 October 2025 to 31 December 2025

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 31 December 2025 indicates that Council's projected financial position at 30 June 2026 will be satisfactory at year-end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.



Mathew Badcock

05/02/2025

Responsible Accounting Officer

Shoalhaven City Council

QBRS Overview

Description		Prior Year Actual 2024/2025 ($'000)	Current Year Original Budget 2025/2026 ($'000)	Carry forward from 2024/2025 ($'000)	Approved Changes 2025/2026 September QBR ($'000)	Revised Budget 2025/2026 ($'000)	Recommended changes for Council Resolution ($'000)	Projected Year End (PYE) Result 2025/2026 ($'000)	Variance Original Budget vs. PYE 2025/2026 ($'000)	Year To Date Actual 2025/2026 ($'000)
Net Operating Results before grants and contributions provided for capital purposes	General Fund	(17,441)	(18,508)	2,339	(202)	(16,372)	2,273	(14,099)	4,410	66,213
	Water Fund	3,140	3,637	150	485	4,272	1,206	5,478	1,841	2,048
	Sewer Fund	12,272	15,011	0	11	15,022	(15)	15,007	(4)	9,333
	Consolidated	(1,242)	(1,404)	2,489	294	1,379	3,465	4,843	6,247	77,593
Operating Result from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non-financial assets	Consolidated	171,606	144,714	7,682	10,548	162,944	(5,056)	157,888	13,174	151,333
Borrowings	Total borrowings	175,951	154,381	0	0	154,381	(12,562)	141,819	(12,562)	161,600
Liquidity	External Restrictions	191,645	146,265	11,159	10,952	168,376	6,749	175,125	28,860	203,602
	Internal Restrictions	49,331	50,590	2,107	(182)	52,515	6,787	59,302	8,712	56,404
	Unallocated	0	22,301	(1,261)	85	21,125	(7,439)	13,686	(8,615)	9,624
	Total Cash and Cash Equivalents	240,976	219,156	12,005	10,855	242,016	6,097	248,113	28,957	269,630
Capital	Capital Funding	114,337	138,004	14,691	(308)	152,388	(30,517)	121,871	(16,134)	44,171
	Capital Expenditure	114,337	138,004	14,691	(308)	152,388	(30,517)	121,871	(16,134)	44,171
	Net Capital	0	0	0	0	0	0	0	0	0

	Opening Balance As at 1 July 2026 ($'000)	Total Cash Contributions Received As at this Q ($'000)	Total Interest Earned As at this Q ($'000)	Total Expended As at this Q ($'000)	Total Internal Borrowings (to)/from As at this Q ($'000)	Held as Restricted Asset As at this Q ($'000)	Cumulative balance of Internal Borrowings (to)/from As at this Q ($'000)
Developer Contribution	41,388	3,510	1,272	4,488	0	41,683	0

Income and Expenditure Budget Review Statement – By Fund
Consolidated Fund

Description	Prior Year Actual 2024/2025 ($'000)	Current Year Original Budget 2025/2026 ($'000)	Carry forward from 2024/2025 ($'000)	Approved Changes 2025/2026 September QBR ($'000)	Revised Budget 2025/2026 ($'000)	Recommended changes for Council Resolution ($'000)	Projected Year End (PYE) Result 2025/2026 ($'000)	Variance Original Budget vs. PYE 2025/2026 ($'000)	Year To Date Actual 2025/2026 ($'000)
INCOME									
Rates & Annual Charges	193,447	213,001	0	129	213,131	1,060	214,191	1,190	178,787
User Charges and Fees	110,605	120,129	39	377	120,545	(2,942)	117,603	(2,526)	54,484
Interest and Investment Revenue	11,022	9,827	0	0	9,827	2,635	12,462	2,635	6,175
Other Revenues	6,990	5,154	150	52	5,357	512	5,869	715	2,925
Grants and Contributions provided for Operating Purposes	21,125	21,378	4,650	1,340	27,369	(80)	27,289	5,911	6,780
Grants and Contributions provided for Capital Purposes	75,533	41,160	5,193	10,254	56,607	(8,520)	48,087	6,927	23,892
Net Gains from the disposal of assets		1,360	0	0	1,360	0	1,360	0	0
Total Income from continuing operations	**418,722**	**412,010**	**10,033**	**12,153**	**434,196**	**(7,336)**	**426,860**	**14,850**	**273,043**
EXPENSES									
Employee Benefits and On-Costs	114,992	128,025	46	(57)	128,013	30	128,043	18	60,999
Borrowing Costs	7,401	6,910	0	(30)	6,880	(34)	6,846	(64)	3,495
Materials and Services	104,173	111,540	2,305	1,751	115,596	(1,401)	114,194	2,655	50,389
Other Expenses	13,627	20,822	0	(59)	20,763	(874)	19,889	(933)	6,827
Net Loss from the disposal of assets	6,923								
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	**247,116**	**267,296**	**2,351**	**1,605**	**271,252**	**(2,280)**	**268,972**	**1,676**	**121,710**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	**171,606**	**144,714**	**7,682**	**10,548**	**162,944**	**(5,056)**	**157,888**	**13,174**	**151,333**
Depreciation, amortisation and impairment of non-financial assets	97,315	104,958	0	0	104,958	0	104,958	0	49,848
Operating result from continuing operations	**74,291**	**39,756**	**7,682**	**10,548**	**57,986**	**(5,056)**	**52,930**	**13,174**	**101,485**
Net Operating Results before grants and contributions provided for capital purposes	**(1,242)**	**(1,404)**	**2,489**	**294**	**1,379**	**3,465**	**4,843**	**6,247**	**77,593**

General Fund

Description	Prior Year Actual 2024/2025 ($'000)	Current Year Original Budget 2025/2026 ($'000)	Carry forward from 2024/2025 ($'000)	Approved Changes 2025/2026 September QBR ($'000)	Revised Budget 2025/2026 ($'000)	Recommended changes for Council Resolution ($'000)	Projected Year End (PYE) Result 2025/2026 ($'000)	Variance Original Budget vs. PYE 2025/2026 ($'000)	Year To Date Actual 2025/2026 ($'000)
INCOME									
Rates & Annual Charges	127,589	141,286	0	13	141,299	790	142,089	804	142,174
User Charges and Fees	72,031	80,563	39	114	80,716	(3,029)	77,687	(2,876)	36,061
Interest and Investment Revenue	6,638	7,822	0	0	7,822	1,635	9,456	1,635	3,759
Other Revenues	6,820	5,087	0	(38)	5,050	512	5,562	475	2,646
Internal Revenue	1,724	74,150	0	(677)	73,473	(64)	73,409	(741)	37,736
Grants and Contributions provided for Operating Purposes	21,125	21,378	4,650	1,340	27,369	(80)	27,289	5,911	6,780
Grants and Contributions provided for Capital Purposes	63,557	27,785	4,605	10,254	42,644	(5,583)	37,062	9,277	17,417
Net Gains from the disposal of assets	0	1,360	0	0	1,360	0	1,360	0	0
Total Income from continuing operations	**299,484**	**359,432**	**9,295**	**11,007**	**379,734**	**(5,819)**	**373,915**	**14,483**	**246,574**
EXPENSES									
Employee Benefits and On-Costs	91,332	103,795	46	(61)	103,780	(106)	103,673	(121)	49,400
Borrowing Costs	4,556	4,226	0	(30)	4,196	(34)	4,163	(64)	2,137
Materials and Services	76,355	89,530	2,267	1,488	93,284	(1,616)	91,669	2,139	40,530
Other Expenses	13,542	20,736	0	(59)	20,678	(874)	19,803	(933)	6,826
Internal Expenses	217	62,855	38	(383)	62,510	121	62,630	(224)	32,638
Net Loss from the disposal of assets	4,398	0	0	0	0	0	0	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	**190,400**	**281,142**	**2,351**	**955**	**284,448**	**(2,509)**	**281,938**	**796**	**131,531**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	**109,084**	**78,290**	**6,944**	**10,052**	**95,286**	**(3,310)**	**91,976**	**13,687**	**115,043**
Depreciation, amortisation and impairment of non-financial assets	62,968	69,013	0	0	69,013	0	69,013	0	31,413
Operating result from continuing operations	**46,116**	**9,276**	**6,944**	**10,052**	**26,273**	**(3,310)**	**22,963**	**13,687**	**83,630**
Net Operating Results before grants and contributions provided for capital purposes	**(17,441)**	**(18,508)**	**2,339**	**(202)**	**(16,372)**	**2,273**	**(14,099)**	**4,410**	**66,213**

Proposed budget adjustments over $50,000 are summarised in the table below:

Operating Income	Amount ($'000)	Comments
Rates & Annual Charges	790	+621K increase to Domestic Waste Rates +170K increase to Commercial Waste Rates
User Charges and Fees	(3,029)	-3M reduction for Waste's Materials Resource Facility income due to revised opening date
Interest and Investment Revenue	1,635	Interest income expected to be higher than originally budgeted
Other Revenues	512	+306K break gain from early loan repayment +223K workers compensation insurance reimbursement
Internal Revenue	(64)	-73K decrease in Plant Hire Income relating to vehicles sold and not replaced (offsets with Internal Expenses)
Grants and Contributions provided for Operating Purposes	(80)	+491K increase for new projects - includes 312K in Natural Disasters, and 179K in various grants for Shoalhaven Regional Gallery, Library, Ranger Illegal Dumping Programme, and Crown Lands Biosecurity Weeds +92K increase for additional funding received for Environmental Management, Natural Disasters and Central Regional Roads -329K reduction in funding from Natural Disasters Project Office -244K reallocation from Operational to Capital for Lakehaven Dr, Sussex Inlet-Rock Revetment -53K reduction in current year for Enhance and Restore Estuary TECs to be completed in future years

Operating Expenditure	Amount ($'000)	Comments
Employee Benefits and On-Costs	(106)	-482K reduction for Waste's Materials Recovery Facility due to revised opening date -248K reduction relating to workplace changes / restructures +223K increase for workers compensation insurance reimbursement allocated to workers compensation budget +166K increase for new grant funded operational projects - includes Natural Disasters and Ranger Illegal Dumping Programme +117K reallocation from Materials & Services for Urban Rivers and Catchment Program (100% grant funded project) +108K reallocated from Materials & Services for Financial Sustainability project to fund a temporary Business Analyst to work on the project

Materials and Services	(1,616)	-560K decrease in Waste's Materials Recovery Facility due to revised opening date -689K reduction in operational grant funding reclassified as capital grant funding -117K reallocation from materials to employee costs for Urban Rivers and Catchment Program (100% grant funded) -115K reduction in property insurance, returning unspent back to the general fund -108K reallocating budget from materials for Financial Sustainability project to employee costs to fund a temporary Business Analyst role to work on the project -99K reallocation from materials to internal expenses to cover for wet hire for work done by Council staff and plant rather than contractors (Offset by additional internal expenses) -72K reduction to expenditure for Beach Scraping works, project complete. -62K decrease in fleet operations relating to vehicles sold, and not replaced +83K increase for new grant funding for Natural Disaster Projects +70K grant funding received in Arts & Culture project (funded by NSW multiyear funding) +50K additional budget to cover Sec 7.11 Legal costs
Other Expenses	(874)	-1M reduction in waste levy +82K increase in government levies to cover a prior year Building and Construction Industry - Long Service Corporation.
Internal Expenses	121	+235K increase in internal expenses associated with plant hire previously funded by capital +99K reallocation from materials to internal expenses to cover for wet hire for work done by Council staff and plant rather than contractors (Offset by reduced expenditure in materials) +78K increase for new grant funding for Natural Disasters projects -260K RERRF funding carried forward in line with the funding deed; completion expected by Oct 2027 -73K decrease for Plant Hire Charges relating to vehicles sold and not replaced (Offsets with Internal Income)

Capital Income	**Amount ($'000)**	**Comments**
Capital Grants	(5,583)	-4M carry forward for East Nowra Sub-Arterial road -3.4M carry forward for Shoalhaven Roads program -638K reduction in Murrays Bridge project grant on final acquittal (completed under budget) -607K carry forward for Owen Street Pedestrian Crossings project Huskisson -399K carry forward for Shoalhaven Total Flood Warning System -69K carry forward in Coastal Management Plan implementation projects +1.7M additional budget for receipt of Natural Disaster Event 1119 Payment +1.2M additional grant funding for Terara Rd Flood Levee from Flood Levy Repair Program, TNSW and PWA +244K reallocation from Operation to Capital for Lakehaven Dr, Sussex Inlet-Rock Revetment +115K additional grant funding for Nowra Bridge Shared User Path +110K additional budget for Bunkers Hill Road Sealing from resident contribution +100K additional grant funding for Ulladulla South Harbour Boat Ramp

Water Fund

Description	Prior Year Actual 2024/2025 ($'000)	Current Year Original Budget 2025/2026 ($'000)	Carry forward from 2024/2025 ($'000)	Approved Changes 2025/2026 September QBR ($'000)	Revised Budget 2025/2026 ($'000)	Recommended changes for Council Resolution ($'000)	Projected Year End (PYE) Result 2025/2026 ($'000)	Variance Original Budget vs. PYE 2025/2026 ($'000)	Year To Date Actual 2025/2026 ($'000)
INCOME									
Access Charges	8,630	9,161	0	116	9,277	270	9,547	386	4,840
User Charges	29,154	30,402	0	263	30,665	(54)	30,611	209	14,157
Fees	2,140	2,917	0	0	2,917	214	3,131	214	1,404
Interest and Investment Revenue	2,313	2,235	0	0	2,235	400	2,635	400	1,338
Other Revenues	117	52	150	90	292	0	292	240	261
Internal Revenue	43	4,482	0	(15)	4,468	0	4,468	(15)	2,272
Grants and Contributions provided for Operating Purposes	0	0	0	0	0	0	0	0	0
Net Gains from the disposal of assets	0		0	0	0	0	0	0	0
Total Income from continuing operations	**42,397**	**49,249**	**150**	**454**	**49,853**	**830**	**50,683**	**1,434**	**24,272**
EXPENSES									
Employee Benefits and On-Costs	9,657	11,240	0	3	11,243	(754)	10,489	(751)	5,135
Borrowing Costs	0	0	0	0	0	0	0	0	0
Materials and Services	10,906	9,333	0	57	9,389	308	9,697	365	4,342
Calculated taxation equivalents	218	164	0	0	164	0	164	0	0
Other Expenses	1	0	0	0	0	0	0	0	2
Internal Expenses	169	7,892	0	(91)	7,802	70	7,872	(21)	3,948
Net Loss from the disposal of assets	1,934	0	0	0	0	0	0	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	**22,885**	**28,629**	**0**	**(31)**	**28,599**	**(376)**	**28,223**	**(407)**	**13,427**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	**19,512**	**20,619**	**150**	**485**	**21,254**	**1,206**	**22,460**	**1,841**	**10,845**
Depreciation, amortisation and impairment of non-financial assets	16,372	16,982	0	0	16,982	0	16,982	0	8,797
Surplus/ Deficit from continuing operations before capital amounts	**3,140**	**3,637**	**150**	**485**	**4,272**	**1,206**	**5,478**	**1,841**	**2,048**
Grants and Contributions provided for Capital Purposes	4,558	11,350	588	0	11,938	(2,938)	9,000	(2,350)	5,566
Surplus/ Deficit from continuing operations after capital amounts	**7,698**	**14,987**	**738**	**485**	**16,210**	**(1,732)**	**14,478**	**(509)**	**7,613**

Proposed budget adjustments over $50,000 are summarised in the table below:

Operating Income	Amount ($'000)	Comments
Access Charges	270	More connections than predicted
User Charges	(54)	+250K more residential water usage than expected -304K less commercial usage than expected
Fees	214	+214K more private works than expected
Interest and Investment Revenue	400	Interest income expected to be higher than originally budgeted

Operating Expenditure	Amount ($'000)	Comments
Employee Benefits and On-Costs	(754)	Savings in labour costs in Operations - vacancies, and less labour spent on operating projects than budgeted
Materials and Services	308	Additional materials for operational costs on capital projects - Water Asset Planning & Development
Internal Expenses	70	Additional plant for operational costs on capital projects - Water Asset Planning & Development

Capital Income	Amount ($'000)	Comments
Capital Grants	(2,938)	Reduction in capital revenue received. JBT extension project is fully externally funded - contractor completed under budget.

CL26.24 - Attachment 2

Sewer Fund

Description	Prior Year Actual 2024/2025 ($'000)	Current Year Original Budget 2025/2026 ($'000)	Carry forward from 2024/2025 ($'000)	Approved Changes 2025/2026 September QBR ($'000)	Revised Budget 2025/2026 ($'000)	Recommended changes for Council Resolution ($'000)	Projected Year End (PYE) Result 2025/2026 ($'000)	Variance Original Budget vs. PYE 2025/2026 ($'000)	Year To Date Actual 2025/2026 ($'000)
INCOME									
Access Charges	57,228	62,555	0	0	62,555	0	62,555	0	31,773
User Charges	4,439	4,645	0	0	4,645	(97)	4,548	(97)	1,981
Liquid trade-waste charges	674	450	0	0	450	100	550	100	347
Fees	2,167	1,152	0	0	1,152	(76)	1,076	(76)	534
Interest and Investment Revenue	2,071	1,636	0	0	1,636	600	2,236	600	1,078
Other Revenues	54	15	0	0	15	0	15	0	17
Internal Revenue	0	2,902	0	(20)	2,882	(83)	2,799	(103)	1,519
Grants and Contributions provided for Operating Purposes	0	0	0	0	0	0	0	0	0
Net Gains from the disposal of assets	0	0	0	0	0	0	0	0	0
Total Income from continuing operations	**66,633**	**73,354**	**0**	**(20)**	**73,334**	**444**	**73,778**	**424**	**37,250**
EXPENSES									
Employee Benefits and On-Costs	14,003	12,990	0	0	12,990	890	13,880	890	6,464
Borrowing Costs	2,845	2,683	0	0	2,683	0	2,683	0	1,358
Materials and Services	16,738	13,704	0	60	13,764	(441)	13,322	(381)	5,604
Calculated taxation equivalents	569	156	0	0	156	0	156	0	0
Other Expenses	84	85	0	0	85	0	85	0	0
Internal Expenses	1,556	9,761	0	(91)	9,670	10	9,680	(81)	4,853
Net Loss from the disposal of assets	591	0	0	0	0	0	0	0	0
Total Expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	**36,386**	**39,380**	**0**	**(31)**	**39,349**	**459**	**39,808**	**428**	**18,279**
Operating Result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	**30,247**	**33,975**	**0**	**11**	**33,985**	**(15)**	**33,971**	**(4)**	**18,970**
Depreciation, amortisation and impairment of non-financial assets	17,975	18,963	0	0	18,963	0	18,963	0	9,637
Surplus/ Deficit from continuing operations before capital amounts	**12,272**	**15,011**	**0**	**11**	**15,022**	**(15)**	**15,007**	**(4)**	**9,333**
Grants and Contributions provided for Capital Purposes	7,418	2,025	0	0	2,025	0	2,025	0	909
Surplus/ Deficit from continuing operations after capital amounts	**19,690**	**17,036**	**0**	**11**	**17,047**	**(15)**	**17,032**	**(4)**	**10,242**

Proposed budget adjustments over $50,000 are summarised in the table below:

Operating Income	Amount ($'000)	Comments
User Charges	(97)	-66K septic tank charges moved from external income to internal income - originally accounted for in external budget
Liquid trade-waste charges	100	Higher trade waste user charge demand than expected
Fees	(76)	-100K less private works demand than expected
Interest and Investment Revenue	600	Interest income expected to be higher than originally budgeted
Internal Revenue	(83)	-180K less internal plant revenue received than expected +66K septic tank charges moved from external income to internal income - originally accounted for in external budget

Operating Expenditure	Amount ($'000)	Comments
Employee Benefits and On-Costs	890	+800K in additional labour required to run Operations. Offset by reduced materials +90K in additional labour required for operational costs on capital projects - Water Asset Planning & Development
Materials and Services	(441)	-80K reduction in effluent pump out contractor, to offset reduction in revenue - Water Business Services -517K savings in material costs in Operations - to offset increased labour +155K in additional materials for operational costs on capital projects - Water Asset Planning & Development

Capital Budget Review Statement

Description	Prior Year Actual 2024/2025 ($'000)	Current Year Original Budget 2025/2026 ($'000)	Carry forward from 2024/2025 ($'000)	Approved Changes September QBR ($'000)	Revised Budget 2025/2026 ($'000)	Recommended changes for Council Resolution ($'000)	Projected Year End (PYE) Result 2025/2026 ($'000)	Variance Original Budget vs. PYE 2025/2026 ($'000)	Year To Date Actual 2025/2026 ($'000)
CAPITAL FUNDING									
Rates & other untied funding	5,321	4,860	759	(151)	5,468	(16)	5,453	592	2,461
Capital Grants and Contributions	37,477	37,592	4,720	9,354	51,666	(8,922)	42,744	5,152	18,005
Reserves - External Restrictions	61,188	84,186	7,897	(9,740)	82,344	(14,967)	67,377	(16,810)	21,647
Reserves - Internal Restrictions	10,351	11,366	1,315	229	12,910	(6,612)	6,298	(5,068)	2,058
Total Capital Funding	**114,337**	**138,004**	**14,691**	**(308)**	**152,388**	**(30,517)**	**121,871**	**(16,134)**	**44,171**
CAPITAL EXPENDITURE									
New Assets	47,325	66,775	8,387	(1,794)	73,368	(16,363)	57,005	(9,770)	22,412
Asset Renewal	67,013	71,229	6,304	1,486	79,019	(14,154)	64,865	(6,364)	21,759
Total Capital Expenditure	**114,337**	**138,004**	**14,691**	**(308)**	**152,388**	**(30,517)**	**121,871**	**(16,134)**	**44,171**
Net Capital Funding - Surplus/ (Deficit)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Proposed budget adjustments over $100,000 are summarised in the tables below:

Quarter 2 Adjustments

Comments
Reductions:
-2.9M Reduction in Jervis Bay Territory Extension project, completed underbudget
-2.7M Reduced purchases budget for plant due to timing of delivery
-2.1M Reduced purchases budget for light fleet vehicles due to timing of delivery
-2.1M Reduced budget for Moss Vale Road South Works in Kind Agreement to reflect cost estimate
-1.8M Reduction in Bamarang to Milton Water Trunk Main project
-643K from Murrays Bridge project completed underbudget, funds returned to SRV reserve
-500K Reduction in Water Renewals emergency works project
-422K Reduction in Sewer Asset Enhancement project
-322K Reduction in Sewer Growth project
-300K Reduction in Coonemia Water Recycling Plant project
-213K from AATP Fire Water Storage project abandoned, funds returned to Strategic Land Reserve
Additions:
+1.5M for Hillcrest Avenue development road and drainage, funded from 7.11 reserve
+1.2M Additional funding from Flood Levee Repair Program grant and Natural Disaster funding from PWA for Terara Rd Flood Levee project
+966K Increased MRF budget using unspent waste education centre loan to fund projected remaining costs
+161K Added to Sewer office purchases for IT purchases
+132K Added to Water office purchases for IT purchases
+120K Added for emergency water meter works at Manildra
+120K for Bunkers Hill Road project funded by company contribution and general fund
+115K New project for Nowra Bridge Shared User Path fully funded by Road Safety Program grant
Transfers:
240K Holiday Haven cabin reactive capital redistributed between park locations
100K Berry WPS project recategorized from Water Renewal to Asset Enhancement

CL26.24 - Attachment 2

Carry forward to FY2026-27

Program/Projects	New Amount ($'000)	Renewal Amount ($'000)
Bridges	**0**	**204**
Springs Rd Bridge		
Buildings and Property	**80**	**1,590**
Nowra Admin Building Fire Compliance		
Woolamia Depot Office Upgrade		
Commercial Undertakings	**0**	**977**
Plant Purchases		
Environmental Management	**673**	**178**
Shoalhaven Total Flood Warning System		
Sussex Bank Stabilisation		
Open Space, Sport and Recreation	**2,010**	**100**
Moss Vale Road South Stage 3		
Nowra Riverfront Precinct		
Roads and Transport	**3,534**	**2,453**
Shoalhaven Roads Project		
Owen & Hawke Street Crossings Huskisson		
Moss Vale South Urban Release Area Roads Stg 2		
Basin District Regional Emergency Road Repair Fund works		
Yalwal Rd & George Evans Road Intersection		
Stormwater	**1,086**	**0**
Moss Vale Road South Drainage Stage 3A and 3B		
Waste and Recycling Program	**113**	**738**
Landfill Extention West Nowra S4		
Waste Plant and Fleet Purchases		
Waterways Infrastructure	**135**	**315**
Boating Infrastructure Management & Optimisation		
Water and Sewer Services	**6,149**	**810**
West Nowra Urban Release Area Sewer		
Bamarang Water Treatement Plant electrical refurbishment		
Water Renewals		
Total	**13,780**	**7,365**

Cash and Investments Budget Review Statement

Cash & Investments – Estimated Balance at Year Ending 30 June 2026

At 31 December 2025, Council's grants spent in advance balance had reduced to $1.9M, a decrease of $1.9M compared to 30 September 2025, primarily due to the receipt of $978.5K for the Far North Collector Road and $4.1M for the Local Road Upgrades Program. The unrestricted cash balance is in surplus at $8M, eliminating the need to draw on internal restrictions to cover grants spent in advance.

	Prior Year Actual 2024/2025 ($'000)	Current Year Original Budget 2025/2026 ($'000)	Revised Budget 2025/2026 ($'000) (*)	Recommended changes for Council Resolution ($'000)	Projected Year End Results (PYE) 2025/2026 ($'000)	Variance Original Budget vs. PYE 2025/2026 ($'000)	December Year To Date Actual Balance ($'000)
Total Cash, Cash Equivalents and Investments	240,976	219,156	242,017	6,097	248,114	28,958	269,630
Externally Restricted							
Specific Purpose Unexpended Grants - General Fund	16,504	6,651	18,317	(1,775)	16,542	9,891	14,994
Specific Purpose Unexpended Loans	28,084	19,237	19,258	(11,106)	8,152	(11,085)	22,471
Developer Contributions - General Fund	30,293	24,845	28,421	2,523	30,944	6,099	30,309
Developer Contributions - Water Fund	11,095	10,374	8,201	80	8,281	(2,093)	11,374
Developer Contributions - Sewer Fund	0	0	0	0	0	0	0
Self Insurance Claims	6,679	7,875	7,279	0	7,279	(596)	6,949
Special Rates Variation	1,087	392	203	931	1,134	742	5,258
Stormwater Levy	354	191	5	(1)	4	(187)	564
Domestic Waste Management	16,759	1,405	6,018	5,512	11,530	10,125	18,888
Water Supplies	36,619	45,376	44,002	3,782	47,784	2,408	38,725
Sewer Services	44,171	29,919	36,673	6,803	43,476	13,557	55,737
Total Externally Restricted	191,645	146,265	168,377	6,749	175,126	28,861	205,269
Cash, cash equivalents & investments not subject to external restrictions	49,331	72,891	73,640	(652)	72,988	97	64,362
Internally Restricted							
Arts Collection	45	45	18	0	18	(27)	18
Cemeteries	100	150	136	0	136	(14)	110
Coastal Management & Infrastructure	673	955	906	(89)	817	(138)	471
Committed Capital Works	3,684	0	1,657	432	2,089	2,089	3,426
Communication Towers	0	0	0	0	0	0	0
Critical Asset Compliance	268	0	0	241	241	241	266
Dog Off Leash Area Reserve	114	155	96	0	96	(59)	143

Economic Development Projects	388	388	388	0	388	0	388
Employee Leave Entitlement	5,880	5,880	5,880	0	5,880	0	5,880
Financial Assistance Grant	8,116	13,127	8,116	0	8,116	(5,011)	4,058
Financial Sustainability Review savings	4,057	4,057	4,999	299	5,298	1,241	5,297
General Insurance	472	685	516	(9)	507	(178)	604
Industrial Land Development	4,582	7,287	7,040	241	7,281	(6)	8,341
Jervis Bay Territory Contract	0	0	0	0	0	0	0
Jetty Licensing	19	19	19	0	19	0	19
Land Decontamination	0	0	0	0	0	0	0
North Nowra Link Road	0	0	0	0	0	0	0
Plant Replacement	3,856	992	2,657	5,632	8,289	7,297	8,570
Revolving Energy	422	477	482	0	482	5	454
S7.11 Matching Funds	0	0	0	0	0	0	0
Developer Contributions Recoupment	2,399	4,685	5,483	0	5,483	798	4,438
River Foreshore Development	853	916	916	0	916	0	853
Sporting Facilities	305	346	250	0	250	(96)	328
Strategic Projects	116	164	272	0	272	108	(60)
Property	1,839	102	243	0	243	141	1,628
Southern Water Services	503	0	503	0	503	503	511
Trust - Mayors Relief Fund	0	0	0	0	0	0	0
Deposits, retentions and bonds	4,542	4,506	4,542	0	4,542	36	4,365
Water Communication Towers	6,098	5,654	7,396	40	7,436	1,782	6,296
Total Internally Restricted	49,331	50,590	52,515	6,787	59,302	8,712	56,404
Unallocated	0	22,301	21,125	(7,439)	13,686	(8,615)	7,958

Notes:
External restrictions are funds that must be spent for a specific purpose and cannot be used by council for general operations. Internal restrictions are funds that council has determined will be used for a specific future purpose. All other available cash is classified as Unrestricted.

ORIGINAL Budget +/- approved budget changes in previous quarters = REVISED Budget
REVISED Budget +/- recommended changes this quarter = PROJECTED year end result

Statements

Investments
The restricted funds are invested in accordance with Council's investment policy.

Cash
Cash was last reconciled with the bank statement for the quarterly budget review ending 31 December 2025

Balances as per December 2025 Investment Report

Investment type	Invested ($)
Cash	54,780,176
Term Deposits	181,000,000
Floating rate notes	33,850,000
Total	**269,630,176**

CL26.24 - Attachment 2

Developer Contribution Summary

Purpose	Opening Balance	Developer Contributions Received			Interest Earned	Amounts Expended	Internal Borrowings (to)/from	Held as Restricted Asset	Cumulative balance of internal borrowings (to)/from
		Cash	Non-Cash Land	Non-Cash Other					
	As at 1 July 2025 $000's	Q2 $000's	Q2 $000's	Q2 $000's	Q2 $000's	Q2 $000's	Q2 $000's	As at this Q $000's	As at this Q $000's
Drainage	533	100	0	0	12	309	0	**336**	0
Roads	9,068	318	0	0	235	1,440	0	**8,181**	0
Traffic facilities	0	0	0	0	0	0	0	**0**	0
Parking	2,053	0	0	0	56	0	0	**2,109**	0
Open space	4,010	329	0	0	112	410	0	**4,041**	0
Community facilities	8,508	605	0	0	224	247	0	**9,090**	0
Other	1,146	260	0	0	32	205	0	**1,233**	0
Active Recreation	4,974	563	0	0	142	361	0	**5,318**	0
Total S7.11 Under plans	**30,293**	**2,175**	**0**	**0**	**813**	**2,972**	**0**	**30,309**	**0**
S7.11 Not under plans	0	0	0	0	0	0	0	**0**	0
S7.12 Levies	0	0	0	0	0	0	0	**0**	0
S7.4 Planning agreements	0	0	0	0	0	0	0	**0**	0
S64 Contributions	11,095	1,335	0	0	459	1,516	0	**11,374**	0
Other	0	0	0	0	0	0	0	**0**	0
Total Developer Contributions	**41,388**	**3,510**	**0**	**0**	**1,272**	**4,488**	**0**	**41,683**	**0**

CL26.24 - Attachment 2

Consultancy and Legal Expenses (in accordance with MIN24.379)

Directorate	Consultancy	Budgeted (Y/N)
Chief Executive Officer	296	Y
City Performance	19,873	Y
City Services	396,193	Y
City Development	113,794	Y
Shoalhaven Water	340,500	Y
YTD Actuals	**870,655**	

Directorate	Legal Expenses	Budgeted (Y/N)
Chief Executive Officer	-	Y
City Performance	31,966	Y
City Services	21,494	Y
City Development	282,047	Y
Shoalhaven Water	19,295	Y
YTD Actuals	**354,801**	

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 other contractors.

CL26.24 - Attachment 2

Occupied FTEs Vs Revised Budget FTEs (in accordance with MIN25.288)

Occupied FTEs	Revised Budget FTEs	Vacant FTEs
1,003.29	1,142.37	139.08

Contractors & Consultants replacing Council staff (in accordance with MIN25.288)

Category	Amount spent this quarter (excl GST)
Direct appointments	31,382
Labour Hire companies	476,100
Trainees	634,969

CL26.24 - Attachment 2

Employee costs per capita compared to other Group 5 Councils (in accordance with MIN25.287)

	Population	FY2024-25 Employee Costs	Ratio
Coffs Harbour	81,248	51,436	633
Lake Macquarie	221,859	119,020	536
Maitland	98,163	64,466	657
Mid-Coast	98,582	76,073	772
Newcastle	176,860	149,707	846
Port Macquarie-Hastings	90,835	60,083	661
Port Stephens	78,906	66,113	838
Shellharbour	81,566	47,263	579
Shoalhaven	110,803	91,332	824
Tweed	99,793	58,408	585
Wollongong	221,894	153,272	691
AVERAGE	123,683	85,198	693
KPI - Calculate 20% higher than the average			**831.65**

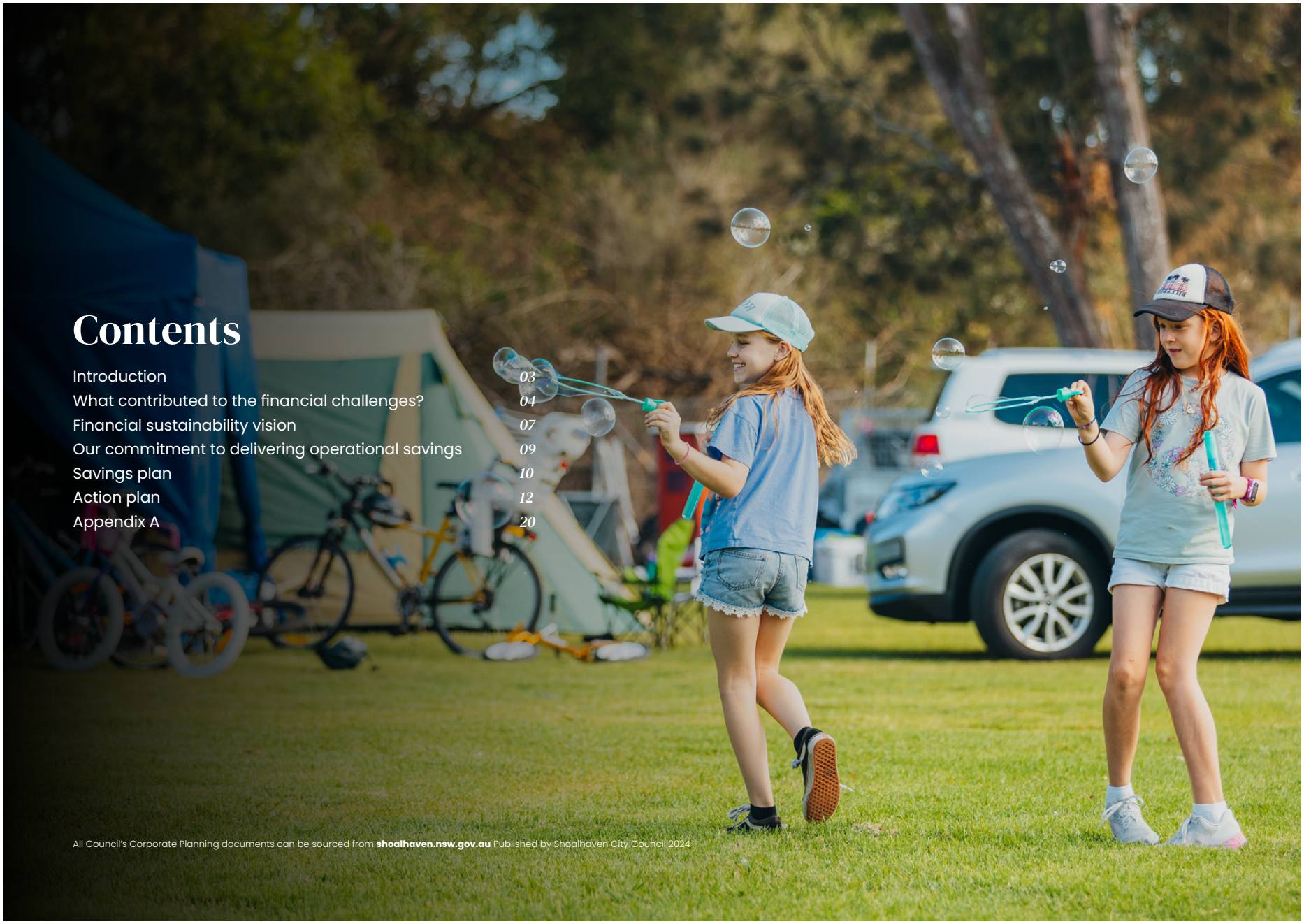
***Note:** The population data is based on the estimated population at FY2023-24. Detailed time series data for Council should be available at Quarter 3 and the figures will be updated at that time.

Shoalhaven City Council

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

shoalhaven.nsw.gov.au


Shoalhaven City Council
Sustainable Financial Futures Plan 2024-29
December 2025 update
Huskisson Mangrove Boardwalk



Contents

Introduction	03
What contributed to the financial challenges?	04
Financial sustainability vision	07
Our commitment to delivering operational savings	09
Savings plan	10
Action plan	12
Appendix A	20

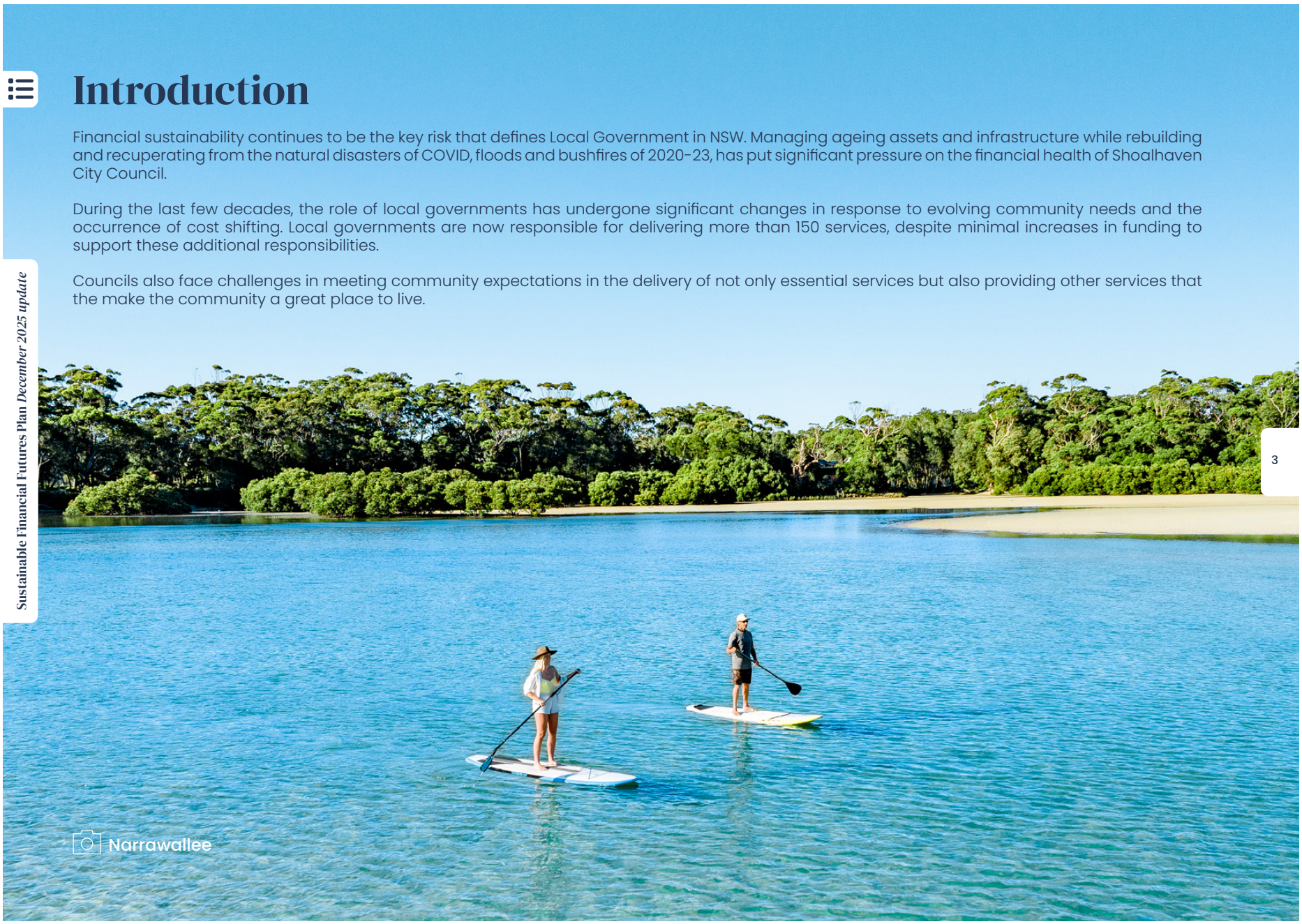
All Council's Corporate Planning documents can be sourced from **shoalhaven.nsw.gov.au** Published by Shoalhaven City Council 2024

Introduction

Financial sustainability continues to be the key risk that defines Local Government in NSW. Managing ageing assets and infrastructure while rebuilding and recuperating from the natural disasters of COVID, floods and bushfires of 2020-23, has put significant pressure on the financial health of Shoalhaven City Council.

During the last few decades, the role of local governments has undergone significant changes in response to evolving community needs and the occurrence of cost shifting. Local governments are now responsible for delivering more than 150 services, despite minimal increases in funding to support these additional responsibilities.

Councils also face challenges in meeting community expectations in the delivery of not only essential services but also providing other services that the make the community a great place to live.



Narrawallee

CL26.24 - Attachment 3

What contributed to the financial *challenges?*



Cost shifting
Councils across the state are required to do more without any additional resources.

This has increased the cost to Council for waste and emergency services levies, libraries, rate exemptions, development assessment and regulation.



Costs increasing faster than income
Growth in construction costs (5 yr increase 32%) and inflation (19.4%) has been higher than the 'rate peg' (11.7%), which is the amount rates are allowed to increase. Developer contributions have been frozen since 2012.

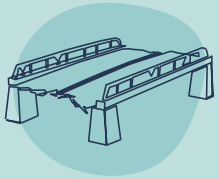


Inadequate grant funding
The Financial Assistance Grant from Federal Government has eroded as a percentage of federal taxation revenue from 1% to 0.53%. In FY2022, 54 of 128 councils had an operating deficit.



Lower than average rates
Compared with Group 5 councils, Shoalhaven had the lowest rates from 1995 to 2018, when an SRV brought them up to the 3rd lowest.

If the Group 5 average was charged, this would have generated an additional $200m over 30 years.



Aging infrastructure
A growing infrastructure backlog has resulted from insufficient investment and assets not being replaced at the rate required.

In 2023, almost half of our assets were categorised as being in 'satisfactory to poor' condition.



Additional infrastructure
Acquisition of new and upgraded assets has increased the asset maintenance costs each year.

Council acquired $149m in new and upgraded assets between 2018 to 2023.



Density challenges
Compared with Group 5 councils, Shoalhaven has a very low population density, which means there are less households per square km but more road to maintain.

Shoalhaven has 2nd longest road length and 3rd lowest rates income per square km.



Impact of natural disasters
COVID and 15 natural disasters in the last 5 years has taken significant financial resources.

Three disasters in 2023/24 cost $1.7 million. Without savings, other projects were paused to cover this cost.

The Office of Local Government has classified councils into 11 groups, to allow comparison with like councils based on broad demographic variables. Shoalhaven City Council is classified as group 5.

CL26.24 - Attachment 3

In November 2023, Council received an independent Financial Sustainability Review which identified that:

The general fund net operating position has been in a deficit position over the past eight years	This means that, for each of the last eight years, money spent was more than income received.
There is a structural deficit to fund recurrent expenditure of $25-35 million per annum.	This indicates that expected income is not enough to cover the full cost each year to provide agreed services and maintain our infrastructure to the required standard.
A list of 27 recommendations, including a Special Rate Variation, all needed to be implemented to ensure Council's financial sustainability.	All 27 actions in the list are required to ensure Council will have money to continue delivering services into the future. One of the actions that is required is a Special Rate Variation, which is an increase of the rates charges above the increase already allowed by IPART.

A council can apply for a Special Rate Variation which allows them to increase land rates charges above the rate peg that is set by Independent Pricing and Regulatory Tribunal (IPART). For more information about the process and requirements for applying, and how IPART assesses these applications, visit: https://www.ipart.nsw.gov.au/Home/Industries/Local-Government/Special-Variations

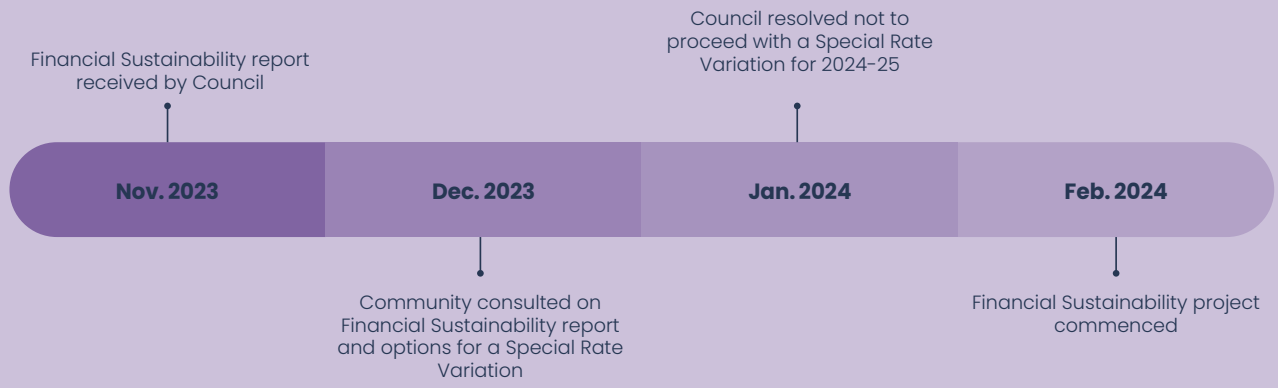


CL26.24 - Attachment 3

After receiving the independent Financial Sustainability Review in November 2023, Council carried out community consultation to hear from the community throughout December 2023 and January 2024, which included:

- Community input sought on proposed Special Rate Variation options,
- Community invited to have their say on the value they place on the wide range of services provided by Council.

After receiving the community's input, on 29 January 2024, Council decided to prioritise implementing the actions identified in the Financial Sustainability Review, but not to proceed with a Special Rate Variation at that time. Appendix 1 provides the details of the relevant Council resolutions from November 2023 and January 2024.



A Financial Sustainability project was established in February 2024 to coordinate Financial Sustainability actions and initiatives. The project covers:

1. Asset and Project Management
2. Financial Management
3. Service Planning

Financial sustainability *vision*

Shoalhaven City Council is committed to being a financially sustainable organisation. This means having sufficient funds to deliver services for the community at the agreed level and properly maintaining our assets.

Shoalhaven City Council's measures of financial sustainability are:

Improvement in unrestricted cash balance of $15 million	This is money that is not reserved or allocated to be used – it is money that can be spent freely if there are unexpected costs (e.g. for disaster recovery)
Improvement asset renewal ratio at 85%	For every dollar of depreciation in that financial year, 85 cents is to be reinvested in the replacement of that asset.
Achieve and maintain an operating surplus of at least 4%	For every dollar spent, there is approximately one dollar and four cents income – this indicates that there is money left after covering costs each year.
Maintain infrastructure backlog under 2% benchmark	Less than 2% of assets are in need of significant renewal or replacement.



Sanctuary Point

CL26.24 - Attachment 3

These are the objectives for Council to achieve the financial sustainability measures:

1. Council operations are effective, efficient and lean – optimising productivity and efficiency to manage operating costs.
2. Council optimises our revenue-generating services and assets to generate revenue, balancing both cost of service-delivery and accessibility of services to the community.
3. Council delivers services that are relevant, that are delivered at the appropriate service level and that provide value for money to the community.
4. Council generates and maintains sufficient cash reserves to enable community infrastructure and capacity to respond to unforeseen events.
5. Council effectively manages assets, with a focus on investment in and renewal of the right assets.
6. Council effectively manages our finite financial resources through good governance; enabling responsible budget allocation and quality project delivery that aligns to our strategic plans.

This will involve action in the following areas:



Reduce our costs and improve our efficiency



Improve how we manage and allocate finances



Ensure we are delivering services at the right level



Increase the income we receive



Improve our processes for better planning and delivery



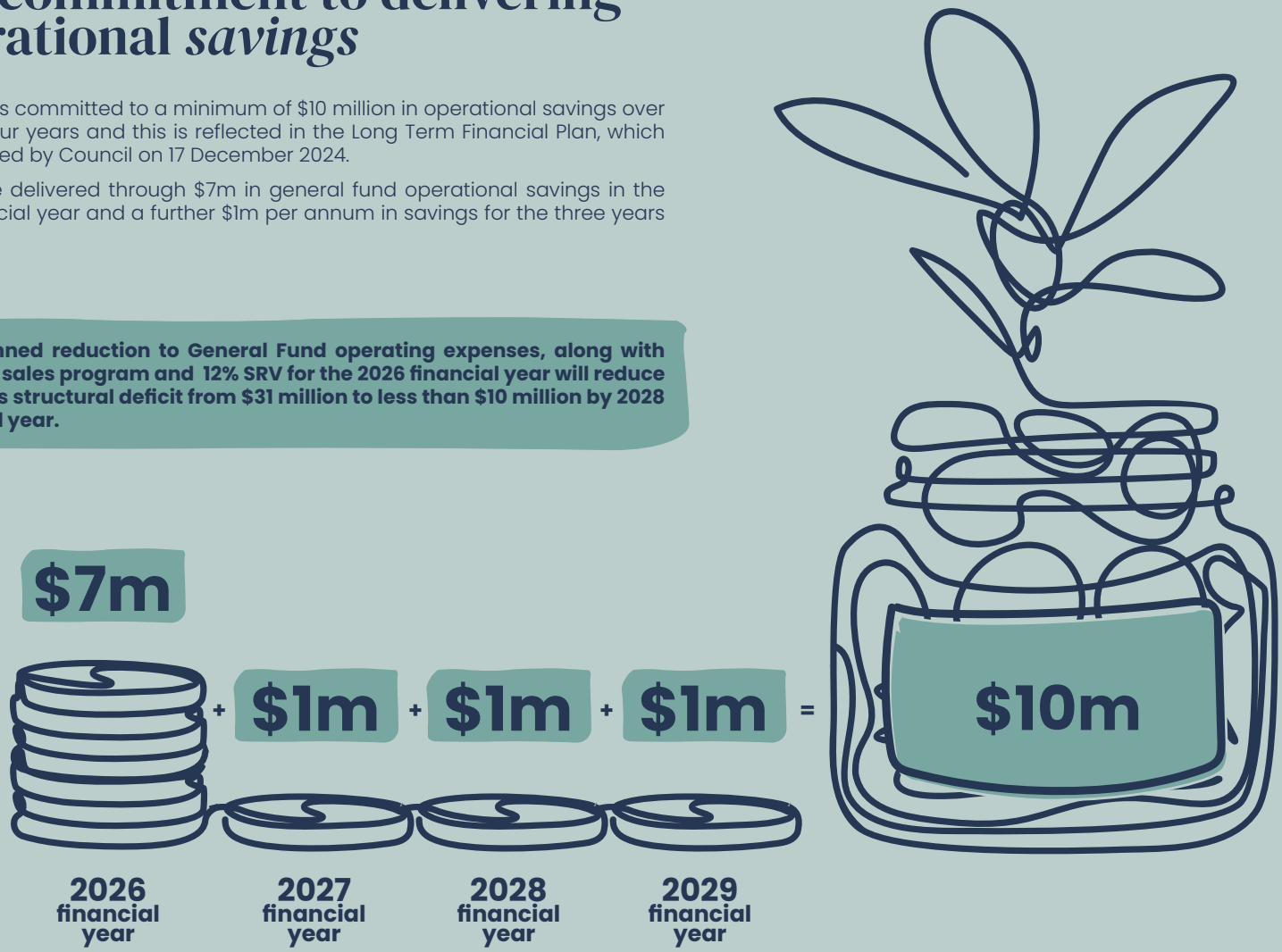
Improve how we manage our assets

Our commitment to delivering operational *savings*

Council has committed to a minimum of $10 million in operational savings over the next four years and this is reflected in the Long Term Financial Plan, which was adopted by Council on 17 December 2024.

This will be delivered through $7m in general fund operational savings in the 2026 financial year and a further $1m per annum in savings for the three years after that.

The planned reduction to General Fund operating expenses, along with the land sales program and 12% SRV for the 2026 financial year will reduce Council's structural deficit from $31 million to less than $10 million by 2028 financial year.



CL26.24 - Attachment 3

Savings *plan*

Savings - financial year 2026			$7 million committed savings			Achieved Dec '25
In 2026 financial year we will	Increase generation of revenue	through	a further review of general fund fees and charges	saving	$ 500,000	$500,000
	Decrease operating costs		continuing to implement staff efficiency ideas through the 3% challenge		$1,250,000	$1,113,842
			completion of the executive level restructure (reducing 20 positions)		$1,600,000	$1,600,000
			a critical vacancy and recruitment review		$3,500,000	$3,500,000
	Review and improve corporate functions		Delivering results of the plant and fleet service review - savings through reduced fleet, fuel efficiencies and reducing FBT payable		$ 575,000	$450,244
	Review non-core services		the commercial service review program		$ 400,000	
	Consider the levels of Council's non-mandated services to reduce the cost of the service		a review of our facilities operating hours		$ 456,000	$286,158
	Implement initiatives to realise service efficiencies		a targeted service review program		$ 100,000	
			organisation-wide procurement improvements including PPE, uniform, credit card limits, and external plant hire		$ 50,000	
TOTAL SAVINGS PLANNED					$8,431,000	$7,450,244

The current savings plan aims to attain savings above the target in the first year, to achieve impact sooner.

Reduced Plant and Fleet holdings generated $753k in one-off sale proceeds in the current financial year, while planned land sale forecasts over four years remain at $28 million. This one-off income will be used to fund critical capital works and repay existing debt.

December 2025 update: $7.45 million in recurrent savings has been achieved to date from the Sustainable Financial Futures Plan. The FY27 draft budget will identify a minimum of $1 million in savings to continue Council's commitment to save $10 million in operating costs over 4 years.

CL26.24 - Attachment 3

Savings - financial year 2027, 2028 and 2029			$1 million savings per year delivering $3 million total		FY2027	FY2028	FY2029
Across the 2027 - 2029 financial years we will	Increase generation of revenue	**through**	a further review of general fund fees and charges	**saving**	$ 500,000	$ 250,000	$ 250,000
	Decrease operating costs		continuing to implement staff efficiency ideas through the 3% challenge		$ 250,000	$ 150,000	$ 100,000
	Review and improve corporate functions		Delivering results of the plant and fleet service review - savings through reduced fleet, fuel efficiencies and reducing FBT payable		$ 125,000	$ 25,000	$ -
	Implement initiatives to realise service efficiencies		a targeted service review program		$ 50,000	$ 50,000	$ 50,000
			organisation-wide procurement improvements including PPE, uniform, credit card limits, and external plant hire		$ 50,000	$ 50,000	$ -
	Review non-core services		the commercial service review program		$ 400,000	$ 200,000	$ 200,000
TOTAL SAVINGS PLANNED					**$ 1,375,000**	**$ 725,000**	**$ 600,000**

The current savings plan aims to attain savings above the target in the first year, meaning the balance of target above will be achieved in FY2026.

This savings plan is complimented by continued land sales across the 3 years. This one-off income will be used to fund critical capital works and repay existing debt.

CL26.24 - Attachment 3

Action *plan*

Actions we are taking to achieve our vision of financial sustainability

Activity to achieve objective	Sub-activity	Target completion	Outcome achieved to date
Objective 1: Council operations are effective, efficient and lean – optimising productivity and efficiency to manage operating costs. Outcome: Expenditure is managed more effectively leading to reduced wastage and delivery of better value services to the community.			
Define Council Productivity and Efficiency Improvement Plan and track the delivery of the agreed actions	• Identification of operational efficiencies through 3% challenge	Complete ✓	$500,000 reduction to Tourism budget in FY25 (not included in SFFP savings target) $1,113,000 general fund recurrent savings in FY25/FY26 budget so far $975,000 Shoalhaven Water recurrent savings to date
	• Implement agreed 2024-25 3% challenge cost saving initiatives	Complete ✓	Internal reserve established in FY25 QBR1.
	• Internal reserve to be established to track operational efficiencies	Complete ✓	
	• Quarantine identified savings and report progress against savings target quarterly	Ongoing throughout project	
Implement Council-wide cost controls to reduce operational spend	• No discretionary spending	Complete ✓	$1,700,000 one-off savings reported in FY24
	• Recruitment freeze process in place	Complete ✓	$4.1 million general fund one off savings through cost control measures in FY25
	• No overtime, except for emergency repairs	Complete ✓	
	• Encourage leave use to reduce excess leave balances	Complete ✓	$12,100 Shoalhaven Water one-off savings through cost control measures in FY25
	• Complete review of high-value procurement categories, provide recommendations to EMT and implement recommendations.	March 2026	

CL26.24 - Attachment 3

Activity to achieve objective	Sub-activity	Target completion	Outcome achieved to date
Review of corporate functions, focused on areas with largest cost base	• Complete review of fleet and mechanical services, legal services, workers compensation, visitor services, asset custodian model and customer experience, provide recommendations to EMT and implement recommendations.	December 2026	Fleet and mechanical services review, workers compensation review, visitor services and asset custodian review complete so far. Executive restructure complete, $1.6 million savings achieved. Critical vacancy and recruitment review completed, with $3.5 million savings achieved in FY26
	• Complete executive level restructure	Complete ✓	
	• Complete critical vacancy and recruitment review	Complete ✓	
Budget framework improvements - including activity-based budgeting and increased budget accountability	• Formalise budget parameters in line with principles of financial sustainability	Complete ✓	FY25 budget parameters set with financial sustainability emphasis. Minimum of 7.5% increase in general fund fees and charges in FY25 and a minimum of 5% in FY26
	• Define and measure key productivity and efficiency metrics to benchmark with comparable councils and complete trend analysis as part of budget process	December 2026	
	• Implement oversight and control of the funded organisation chart	Complete ✓	
	• Build a roadmap and implement best practice budget processes.	December 2026	Internal Budget Policy completed in Dec 25.
Rationalisation of under-utilised and excess assets	• Phase 1 – sale of under-utilised plant and equipment determined from the service review	Complete ✓	$1.161million received to date through sale of general fund under-utilised plant and fleet, with recurrent savings of $450,244 from reduced plant and fleet holdings.$95,412 received to date through sale of Shoalhaven Water underutilised plant and fleet.
	• Phase 2 – determine future plant and fleet under-utilised asset sales from asset custodian model changes.	Complete ✓	

Objective 2: Council optimises our revenue-generating services and assets to generate revenue, balancing both cost of service-delivery and accessibility of services to the community. Outcome: Council has adequate revenue to deliver services at agreed levels to the community.			
Activity to achieve objective	**Sub-activity**	**Target completion**	**Outcome achieved to date**
Under-performing and excess asset disposal	• Implement new calculator for leases and licenses for Council-owned buildings	Complete ✓	Occupation of Council Owned or Managed Land (revised) Policy was adopted by Council in Dec 25 and new lease calculator/methodology has been implemented.
	• Apply new calculator to determine rent as leases and licenses come up for renewal	Complete ✓	
Review fees and charges to reflect cost for services where practical to do so	• Fees and charges % increase for FY 2024/25	Complete ✓	Increase in general fund user fees and charges FY25 $1,303,000, FY26 $593,000 Increase in Shoalhaven Water user fees and charges FY25 $9,783,000, FY26 $1,180,000 Increase in Sewer user fees and changes FY25 $2,463,000, FY26 $1,175,000 $60,000 additional general fund revenue generation ideas implemented in FY25 $28,000 Shoalhaven Water revenue increase in FY25
	• UPDATED: Complete a service review of Aquatic, leisure and sporting facilities, incorporating a review of revenue and costs to provide sports and fitness services	September 2026	
	• Coordinated review of all fees and charges prior to FY26 budget process. Present proposal in a Councillor workshop.	Complete ✓	
	• 3% challenge revenue generation ideas	Complete ✓	
Review of deferred rates	• Review of deferred rates currently in place and present findings in a Councillor workshop	March 2026	

CL26.24 - Attachment 3

Objective 3: Council delivers services that are relevant, that are delivered at the appropriate service level and that provide value for money to the community. Outcome: Value for money services delivered to the community.			
Activity to achieve objective	**Sub-activity**	**Target completion**	**Outcome achieved to date**
Conduct a Service Review Program to strategically assess the range and levels of service provided to the community	• Agree comprehensive calendar of service reviews	Complete ✓	
Complete service reviews of Council's Commercial business entities	• Complete Family Day Care review	Complete ✓	Family Day Care complete, with Council endorsing service review recommendation to transition out of the service, will save $90,000 in future years.
	• Complete Bereavement Services review	Complete ✓	
	• Complete Holiday Haven service review	June 2026	
	• Complete Shoalhaven Entertainment Centre service review	Complete ✓	
Review of operating hours at Council facilities	• Review of proposed changes to facility operating hours and consider community impact and cost savings	Complete ✓	$286,158 recurrent savings realised to date (reduced due to reversal of some operating hours changes)
	• Communicate results of operating hours review	Complete ✓	
Continue work on the Business Improvement Review Framework, by documenting and reviewing service levels	• As service reviews are completed, the agreed service levels will be captured.	June 2026	In progress. Service level changes captured through service review program.
Review non-core service levels and recommendations to be presented to a Councillor workshop	• Non-core service review with current service levels and budget in Councillor workshop	June 2026	

Objective 4: Council generates and maintains sufficient cash reserves to enable community infrastructure and capacity to respond to unforeseen events. Outcome: Council retains a sufficient buffer of cash to respond to unexpected events.			
Activity to achieve objective	**Sub-activity**	**Target completion**	**Outcome achieved to date**
Under-performing and excess asset disposal	• Agree land sales strategy in a Councillor workshop. • Execute sales of category one land. • Investigate and report back on category two land sales opportunities. • Progress category two land planning and sale.	Complete ✓ Complete ✓ Complete ✓ June 2028	Land sales realised so far $13,539,736 of which $1,529,542 transferred to internally restricted waste reserve for tip remediation. 13 category one land sales achieved to date Properties prepared for inclusion in a Planning Proposal for rezoning and reclassification, allowing sale and development.
Review capital projects and place on hold	• Review partially funded and unfunded capital works, consider deferral until Council's financial position improves.	Complete ✓	Project cost of $90 million deferred.
Objective 5: Council effectively manages assets, with a focus on investment in and renewal of the right assets. Outcome: Strategically manage assets to operate the asset base at the lowest lifecycle cost and provide infrastructure that supports services in line with community needs.			
Activity to achieve objective	**Sub-activity**	**Target completion**	**Outcome achieved to date**
Improve the strategic and technical asset management capability and practices with a focus on planning to manage assets at the most optimal whole of life cost.	• Asset management policy to be reviewed and updated focusing on training, and roles and responsibilities across the asset lifecycle. • Agree process and timeframes for community consultation and adoption of asset management plans. • All asset management plans to be updated to better inform the resourcing strategy and long-term financial plan. • Establish enterprise asset management committee to ensure successful implementation of the asset management strategy	June 2026 Complete ✓ June 2026 Complete ✓	Implemented corporate Asset Management Plan template, commenced Roads and Carparks Plan & mapped asset services A project management plan has been developed for asset management plan updates which includes prioritisation and timing of work. Implemented corporate Asset Management Plan template, commenced Roads and Carparks Plan & mapped asset services

Activity to achieve objective	Sub-activity	Target completion	Outcome achieved to date
	• Establish enterprise asset management committee to ensure successful implementation of the asset management strategy	Complete ✓	Revised asset management responsibilities have been implemented under the new functional asset management model. This supersedes the previous asset custodian model.
	• Develop a state of the assets report.	June 2026	
Enhance asset management system integration to enable full asset lifecycle visibility.	• Integration of financial and asset management system	Complete ✓	Finance and asset management system integration complete and additional management reports to support financial statements developed.
	• Integration of maintenance and inspection systems with asset management system	Complete ✓	Footpath condition data collected; stormwater data collection commenced; Roads AMP progressed.
	• Develop & implement an asset service investment model for all new and replaced or proposed to be replaced assets, with whole of life costs.	June 2026	
	• Develop a capital works database to show the priority and whole of life costs of all identified future projects with projects able to be viewed spatially.	June 2026	
Improvement in asset data collection to drive strategic decision-making.	• Update remaining life for all assets.	June 2026	Roads asset condition data collection completed, and summary of key findings published on Councils' website.
	• Undertake stocktakes as identified and condition data audits.	June 2026	Sealed Road Capital Intervention Plan with four-year Renewal Program will received by end 2025.
	• Define current and ideal levels of service and performance measures for each asset management plan.	June 2026	Footpaths condition data collection completed and returned to Council. Stormwater condition capture to commence from late 2025.
	• Undertake community engagement to review levels of service and agree on the sustainable levels of service for each asset category .	June 2026	

CL26.24 - Attachment 3

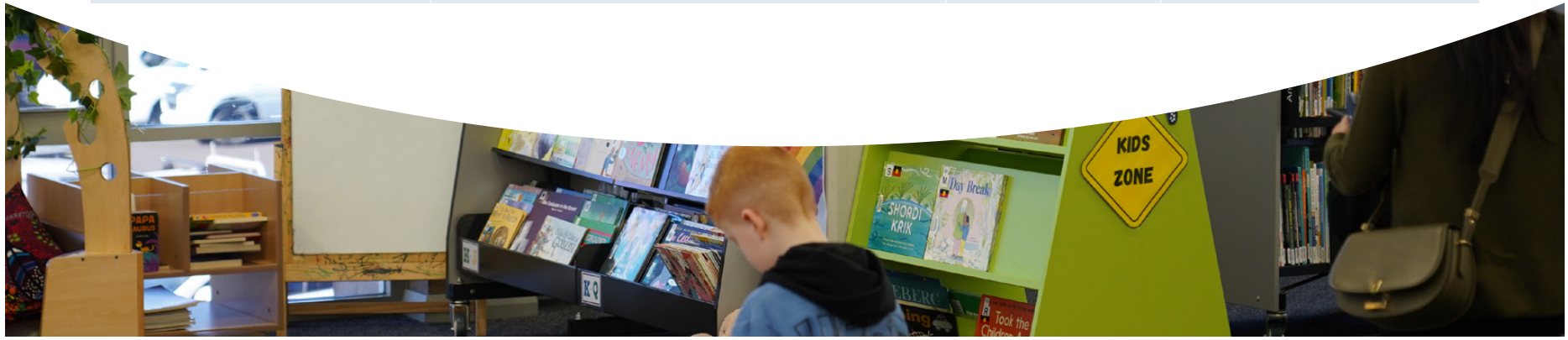
Update Community Infrastructure Strategic Plan	• Complete community infrastructure audit. • Complete community infrastructure needs analysis. • Preparation of draft Community Infrastructure Strategic Plan. • Final Community Infrastructure Strategic Plan.	Complete ✓ December 2025 December 2025 June 2026	Community infrastructure audit and community engagement activity are complete. Infrastructure needs analysis is underway, and the preparation of the draft CISP will go on public exhibition in early 2026
Review developer contributions plans to ensure that the current contribution levels are able to support the future development costs	• Complete business case for software to better manage contributions • Present the progress on the new Contributions Plan in a Councillor workshop • Finalise contributions plan review	Complete ✓ Complete ✓ March 2026	Business case for software is complete. Contributions plan draft endorsed for exhibition in January 26.

Objective 6: Council effectively manages our finite financial resources through good governance; enabling responsible budget allocation and quality project delivery that aligns to our strategic plans.

Outcome: Expenditure is managed more effectively leading to the right investment in assets for the community, reduced wastage and the delivery of better value services to the community.

Activity to achieve objective	Sub-activity	Target completion	Outcome achieved to date
Implement Enterprise Portfolio Management Office (ePMO) and establish a project management framework	• ePMO established	Complete ✓	ePMO established in February 2024.
	• Project Lifecycle Management (PLM) implemented and in place for FY25 budget process	Complete ✓	Project Lifecycle Management (PLM) was implemented April 2024.
	• Monthly project reporting implemented	Complete ✓	Monthly project reporting was implemented in August 2024.
	• Implement standard project management framework across Council	Complete ✓	Project Management framework is complete.
	• ePMO to implement requirement for a Business Case and/or Capital Expenditure Review prior to approving projects that deliver new or upgraded services and assets.	Complete ✓	All projects require a business case for approval via ePMO.

Activity to achieve objective	Sub-activity	Target completion	Outcome achieved to date
Form Budget Review Committee	• Develop terms of reference • Appoint members and launch committee	Complete ✓ Complete ✓	Budget Review Committee terms of reference established, committee members selected, and committee meetings commenced.
Implement a framework for grant applications	• Develop new grants policy and framework. • Train staff. • Implement process to ensure all internal funding sources are identified and approved.	Complete ✓ Complete ✓ Complete ✓	Grants policy and framework in place. Staff are trained on new process.
Develop the financial governance (defined roles, financial planning processes, performance reporting and accountability) and the financial acumen of staff all levels of management.	• Develop a budget policy • Internal reporting system improvements • Develop training plan for managers and supervisors for financial management	Complete ✓ June 2026 June 2026	In progress, work rescheduled to complete in late 2025.
Review internal reserves to ensure alignment with the intended purpose	• Complete review of internal reserves and present findings in a Councillor workshop.	June 2026	Not started, work rescheduled to complete in late 2025.
Implement a monthly reconciliation and reporting process for all external restrictions.	• Develop an external restriction reporting and reconciliation process.	June 2026	Not started, work rescheduled to complete in late 2025.
Revise the Resourcing Strategy including the Long-Term Financial Plan (LTFP) informed by funding requirements from strategic asset management, workforce planning and strategic service planning.	• Revise the resourcing strategy and LTFP once Asset Management Plans are updated, and financial sustainability led service planning is complete.	September 2026	Not started, work scheduled for mid 2026



Appendix *A*

In November 2023, Council considered a report (CL23.420) on its financial sustainability. In this report, Council was informed that the general fund net operating position has been in a deficit position over the past eight years and there is a structural deficit to fund recurrent expenditure of $25-35 million per annum. The report made 27 recommendations, including a Special Rate Variation, and all recommendations needed to be implemented to ensure Council's financial sustainability.

Resolution MIN23.667 – 20 November 2023

The following resolution from 20 November 2023 Ordinary Meeting was adopted:

RESOLVED (RECOMMENDATION FROM THE COMMITTEE OF THE WHOLE)

(Clr Christen / Clr Findley) MIN23.667

That Council:

1. Thank the staff and AEC for the work done to date on the financial sustainability of Shoalhaven City Council. The work presented is a good starting place to investigate all options available to council to return council to a better financial position. In this acknowledgement we also understand that Council has been through the most tumultuous period in its history so far and has been heavily impacted upon by unforeseen events globally and locally. We further acknowledge that in responding to these events, Council has received significant financial support from the State and Federal Government. However even with that financial support the net cost of disasters, including the subsidies and waivers on fees and charges, and the $300 per ratepayer COVID reimbursement reduced the unrestricted cash position of Council by $14.6 million.
2. Receive the Financial Sustainability Review November 2023 report prepared by AEC Group which informs the community of the financial position of council.
3. Adopts the following policy positions:
    a. Council should budget for and maintain an unrestricted cash reserve of at least $15 Million to enable management of unforeseen circumstances such as those experienced between 2019/2022, mainly natural disaster and global pandemic.
    b. That no new or increased services or infrastructure be taken on without a full business case being in place, including full assessment of lifecycle costs of the service or asset.
    c. Grant applications must focus on projects that have a full business case and lifecycle costs and have been supported by the community and council. Grant applications that have a negative impact on the financial position of Council must be approved by Council.
    d. In the event of a capital project not having commenced at the end of a financial year, that the project's priority be reconsidered and Council (re)vote on its continuation or otherwise.
    e. Commit to reducing any duplication and rationalisation of services delivered with a structural review once a new Chief Executive Officer commences. This will provide much needed continuity on a project that will require full focus over the coming years.

4. Prepare a priority report to explore options to rationalise land and facilities assets with a clear timeline and budget for achieving swift results, including any efficiency savings that have already been identified with staff as part of the AEC Group review, that can be implemented swiftly and cost effectively.
5. Implements the asset management improvements identified in the financial sustainability review including the establishment of a project management office and project management framework, in order for projects to have tighter fiscal management and implementation.
6. Creates a program to strategically review/update its asset management plans and asset condition data, commencing with road assets in early 2024. Report back to council on a strategy to include other asset classes with quarterly reporting to council.
7. Adopts a minimum target of $3 million in efficiency savings to be found over the next four years. This will be underpinned by a comprehensive calendar of service review with a quarterly report to council.
8. Engages with the community to obtain their input on the service areas which Council may reduce or increase service to and therefore either cut or increase costs.
9. Engages with the community for no less than 28 days on the proposed Special Rate Variation (SRV) noting that if Council applies for an SRV, and if approved by IPART, this will be the maximum rate Council can levy. Where cost savings (as outlined in this report), or proceeds from any potential asset sales is identified, Council may choose to not levy the maximum approved rate increase in accordance with s511 of the Local Government Act.
10. Place the Financial Sustainability Review (Nov 2023) and updated draft Resourcing Strategy 2022-2026 attached to the report on public exhibition for no less than 28 days. When placed on public exhibition there should also be a plain English summary and FAQs of these documents.
11. Receives a report on the outcomes and feedback from the exhibition of the updated draft Resourcing Strategy at the Council meeting scheduled for 29 January 2024, with the understanding that further refinement of the draft Resourcing Strategy will take place during 2024.
12. The report back on 29 January also include clear precise details of efficiency measures already underway and those proposed for the remainder of the Financial Year ending 30 June 2024 noting that as the service review program evolves options for ongoing efficiencies and productivity measures will be matters for consideration for each annual budget preparation period
13. Establish a get involved page and a community engagement plan to obtain community feedback on infrastructure and associated service costs for input into the finalisation of the long term financial plan. This page should also include the progress report and a projections report on how Council is moving forward with the above.
14. Address the following areas of concern as raised by the Councillors:
    a. Internal legal team vs outsourcing.
    b. Holiday Haven Parks as a business entity with defined dividend to Council.
    c. Bereavement services as a business entity with defined dividend to Council.
    d. Quantity of deferred rates.
    e. Areas of major/significant procurement are assessed for cost efficiency.

Community Engagement – December 2023 to January 2024

The Financial Sustainability Report and 2022 – 2026 draft Resourcing Strategy was put on public exhibition throughout December 2023 and January 2024. In the same period, the community was engaged on the proposed Special Rate Variation options and was invited to have their say on the value they place on the wide range of services provided by Council.

Resolution MIN24.44 – 29 January 2024

On the 29 January 2024 Ordinary Meeting, Council considered the results of the community consultation, held through December 2023 and January 2024, and adopted the following resolution:

RESOLVED (Clr Christen / Clr Findley) MIN24.44

That:

1. Council not submit an application for a Special Rate Variation (SRV) to the Independent Pricing and Regulatory Tribunal (IPART) at this time.
2. Council continue the practice of workshops and briefings to:
    a. Progress and monitor the outcomes of the report prepared by AEC titled Financial Sustainability Review and dated November 2023.
    b. Determine and formalise ongoing budget parameters in line with principles of ongoing financial sustainability.
    c. Apply financial efficiencies and savings in the organisation commencing immediately and ongoing over the next four years. A report is to be provided to the Council every quarter to outline efficiencies and savings. Savings Target of $5 million per year. i.e. Motor fleet, Outdoor Staff precinct model back to basic.
    d. Consider placing a staffing freeze on all recruitment positions except where the EMT determines whether the position is required or to be filled by internal recruitment to provide a career path for existing staff. There will be no redundancies.
    e. Cap the capital budget in financial years 2023/24, 24/25 and 25/26 at $120 million depending on available grant fundings.
    f. Review Council's Commercial Undertakings and Services to a conservative return on capital of at least 10% or 5% on selected asset classes where there is clear additional social, or community benefit and this benefit is stated as a note in the financial statements.
    g. Dispose of the under-performing or excess assets, commencing immediately.
    h. Substantially reduce annual revotes/carry forwards unless approved by Council and should not represent more than $10 million of the capital works/renewals budget for the previous year. Secured grant funding projects to take priority in any approved revotes/carry forwards. A Project Manager to design a project plan to significantly reduce the carry-overs of capital works/recurrent projects each year.
    3. The budget review committee be stood up, a terms of reference be developed and recommendations from the committee to be reported to Council.
    4. Councillors assume a greater political discipline in the nomination of priority projects, not putting forward additional unfunded projects and calling for reports and investigations which may jeopardise existing priority projects and the Council's financial position. The Community Strategic Plan, Delivery Program and Annual Operational Plan are the avenues whereby councillors can define their priorities.
    5. Every new expenditure proposal to be accompanied by an assessment of impact on the Long-Term Financial Plan prior to the Council considering the proposal – in particular the consideration of whole of life costs, both capital and recurrent.

6. Council implement a well-resourced asset management process and a proficient road pavement management system as a matter of high priority.
7. Capital projects to be placed on hold and identified into-redundant for future years once the financial position of the Council improves. Projects to be identified into-redundant include but may not be limited to:
    a. Consideration of the new Sanctuary Point Library facilities.
        i. Following the workshops and briefings, an urgent meeting be held with Fiona Phillips MP, Liza Butler MP, available Councillors, staff to discuss the way forward including the scope and budget for the project.
    b. Boongaree; Bay and Basin Leisure Centre Expansion; BMX/Pump track projects.
    c. Focus on assets renewal and rehabilitation with transitioning the organisations priority to fixing and maintaining assets over next 3 to 4 years.
8. Councillors assume greater financial discipline in nominating projects on an as needs basis, accompanied by a business case including assessment of whole of life cycle costs, both initial capital and recurrent operational and maintenance.
9. Council prioritise the assessment and disposal of underperforming assets to continue on while there is work going on the briefing.
10. Council prioritise the progression of a Project Management Office, and Asset Management Framework review to ensure clear asset maintenance and management priorities.
11. In conjunction with the executive staff, Council review the capital works program and give priority to asset renewal and rehabilitation.
12. Council directs the CEO to pursue actions 1(b) to 27, as appearing on pages 6 to 9 inclusive of the report prepared by AEC titled Financial Sustainability Review and dated November 2023.
13. Council acknowledge that the discussion of rates within the community has had a negative impact on staff within the organisation and it is not the Council's intention to see job losses.
14. Council support the staff to respond appropriately to abuse and harassment and request that any incidents be reported under the organisation's Zero Tolerance approach.
15. Council staff provide a monthly report back to Council on all of the above matters.
16. Council expresses its thanks to the community in the next rates notice for its patience during this process.
17. Council expresses its thanks to staff during this process.

Shoalhaven City Council

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

shoalhaven.nsw.gov.au

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

Notice of Motion - Southern Water Services Entity			
Ordinary Meeting 25/02/2025	MIN25.68	CL25.46	City Performance
RESOLVED (Clr Cox / Clr Proudfoot) MIN25.68 That the Acting CEO prepare a report to Council including the following information: 1. Why, when and if the policy was updated/changed to replace a nominated SCC Councillor with the CEO or nominated delegate. 2. What dividends Southern Water Services paid to Council over the past 3 years, including the Directors fees and payments made over the term of its operations. 3. An assesment as to the ongoing operations for dissolution of the entity. FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis AGAINST: Nil CARRIED			**Notes:** **12 Aug 2025** Offsite records have been recalled, and Finance have commenced further investigation into Southern Water Services.
Notice of Motion - Council's Green Electric Vehicle Policies - Detailed Report - Cost of Acquiring & Running - Costing Analysis - Previous Mayors Electric Vehicle			
Ordinary Meeting 25/02/2025	MIN25.67	CL25.45	City Services
RESOLVED (Clr Cox / Clr Kemp) MIN25.67 It is requested that the Acting CEO furnish a detailed report on the cost of acquiring and running these vehicles, in particular a full detailed costing analysis of the previous Mayors Electric Vehicle, itemised running including FBT, breakdown and any other relevant expenses. FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Boyd and Clr Krikstolaitis AGAINST: Clr Tribe, Clr Norris and Clr Johnston CARRIED			**Notes:** **05 Feb 2026** Report being prepared for 2026 March Ordinary Meeting.

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

Notice of Motion - Call in DA25/1028 - 30 Tallowa Dam Road, Kangaroo Valley - Function Venue / Camp Ground			
Ordinary Meeting 11/03/2025	MIN25.97	CL25.68	City Development
RESOLVED (Clr Norris / Clr Clancy) MIN25.97 That Council call in DA25/1028 30 Tallowa Dam Road, Kangaroo Valley due to significant community interest. FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis AGAINST: Nil CARRIED			**Notes:** **15 Jan 2026** Application scheduled to be presented to Council's Ordinary meeting on 24 March 2026

Notice of Motion - AEC Fleet & Plant Service Review - Fuel Card Restrictions - Allowance limit reduction - Logging registration/odometer - Audit - Report request			
Ordinary Meeting 15/04/2025	MIN25.155	CL25.99	City Services
RESOLVED (Clr Cox / Clr Clancy) MIN25.155 That Council: 1. Direct the A/CEO to undertake the following (in line with the AEC Fleet & Plant Service Review Report of June 2024 pertaining to P.89) to review as below: a. Consider an immediate reduction of the $3000 monthly fuel allowance limit on Fuel cards and that the issuer adhere to the strict use of the fuel card. To follow processes for fraud reduction and ensuring fiscal responsibility through use of fuel cards issued by Council so that they cannot be used for refuelling of a different asset by appropriately capturing fuel usage through logging Vehicle plate and odometer at time of purchase. b. Request a redacted (non-identifiable) report be compiled on the top 20 monthly fuel card utilisers to compare mileage versus fuel spend for any discrepancies including interstate. c. Implement an audit (external independent) of all fuel card purchases over the last 2 years. 2. Receive a report to a future meeting following items a, b & c above. FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis			**Notes:** **05 Feb 2026** Report being prepared for March 2026 Ordinary Meeting.

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

AGAINST: Nil CARRIED			
Notice of Motion - Review and Cost Controls of Media Spend - Report request			
Ordinary Meeting 15/04/2025	MIN25.156	CL25.100	CEO
RESOLVED (Clr Cox / Clr Dunn) MIN25.156 That through the Acting CEO, a report be compiled on the annual print media spend breaking down specific mediums and including public notices to confirm in 2025 and whether this is still a regulatory requirement and if so, what are those specific categories/classifications. FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis AGAINST: Nil CARRIED			**Notes:** **12 Feb 2026** Competing workload has meant that this report will be completed in March 2026.
Notice of Motion - National Emergency Management Agency (NEMA) - Funding application - Stormwater drainage - Culburra Beach / Orient Point			
Ordinary Meeting 13/05/2025	MIN25.223	CL25.143	City Services
RESOLVED (Clr Tribe / Clr Norris) MIN25.223 That Council: 1. Apply for funding via the NEMA (National Emergency Management Agency) to scope the extent of works required to address stormwater drainage at Orient Point and Culburra Beach. 2. Note that the scoping study will inform the extent of works required over the long term to address drainage matters, and future grant applications. 3. Note that there is no allocated co-contribution for this scoping study, or undertaking of works within current budgets, and if successful, internal funding will need to be assessed for allocation. 4. Keep the CBOP CCB Water Management Sub-Committee informed of progress of the grant application, any study arising, and future funding arrangements to ensure they are fully appraised. 5. Apply for a specific project noting broken and aging infrastructure as identified by current investigations.			**Notes:** **30 Jan 2026** Point 1 - NEMA website indicates round 4 opening early to mid-2026 at which point funding will be applied for., Points 2 to 5. Subject to successful funding application in 2026

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

6. Write to the Federal Member for Gilmore Ms Fiona Phillips MP and seek written endorsement to advocate for the Shoalhaven on behalf of this issue. FOR: Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis AGAINST: Nil CARRIED			
Notice of Motion - Addressing Illegal Tobacco and Vaping Concerns in Shoalhaven - Nowra CBD - Revise LEP - NSW Health - Advocates NSW Government - Educational Program			
Ordinary Meeting 27/05/2025	MIN25.248	CL25.160	City Development
RESOLVED (Clr Clancy / Clr Krikstolaitis) MIN25.248 That Council: 1. Acknowledges that smoking remains the leading cause of preventable disease and death in Australia, and that vaping is an emerging public health challenge, particularly among young people. 2. Notes with concern that Shoalhaven, particularly Nowra CBD, has seen a proliferation of tobacco retailers with approximately 9 stores in the central Nowra locale, all within walking distance of schools. 3. Notes with concern that according to NSW Health data, there has been an increase in the number of tobacconists opening across NSW, rising from 14,500 four years ago to 19,500 today. 4. Acknowledges that from July 1, 2024, all vapes and vaping products, regardless of whether they contain nicotine, can only be legally sold by pharmacies to people with a prescription from a medical doctor. This change in legislation effectively bans the sale of vapes by any other retailers, such as tobacconists, vape shops, and convenience stores. 5. Advocates to the NSW Government in support of the proposed Upper House inquiry into illegal tobacco sales, which would examine: a. The proliferation of tobacco and vape outlets b. Departmental responsibility for compliance and enforcement c. Licensing schemes for tobacconists d. Landlord responsibilities			**Notes:** **10 February 2026** Range of NSW Government legislation now in place to assist with sale. Mayoral Media Release 31 Oct 2025 - calling for crack down on illegal tobacco. 21 Nov 2025, Media coverage reported that NSW health inspectors and NSW Police raided 10 businesses, seizing 349,000 illicit cigarettes, 4,600 illegal vapes and close to 17 kilograms of other illicit tobacco products. These businesses were issued 90-day trading bans across the Illawarra, Shoalhaven and Riverina.

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

e. Money laundering schemes operating via tobacconists f. Impact on human health and business profits 6. That Shoalhaven City Council revise the LEP through the current review process to mandate that tobacconist stores require approval through a development application. 7. Recognises the collaborative efforts between NSW Health and NSW public schools in delivering comprehensive, curriculum-based training and education to students regarding the dangers to tobacco, vapes and e-cigarettes. 8. Shoalhaven City Council undertakes an educational program via social media to inform the community on: a. The dangers of vaping b. The legislation and regulations regarding the sale and purchase of tobacco, vapes and e-cigarettes c. How community members can report incidents where they believe that store owners are breaking tobacco retiling laws, including selling illicit tobacco or illegally selling vaping goods via the online reporting tool or by calling the Tobacco Information Line in 1800 357 412. FOR: Clr Clancy, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis AGAINST: Clr Kemp CARRIED			
Notice of Motion - Shoalhaven War Memorials - Establish Register - Remembrance - Maritime - Voyager Park - RAAF - Establish Advisory Committee - Councillor Briefing			
Ordinary Meeting 27/05/2025	MIN25.249	CL25.161	City Services
RESOLVED (Clr Clancy / Clr Casmiri) MIN25.249 That Council: 1. Establish a War Memorials Register for the Shoalhaven that: a. Documents all war memorials on public and private land in the Shoalhaven LGA. b. Ensures all memorials are listed on the NSW War Memorials Register. c. Includes condition assessments and maintenance requirements.			**Notes:** **05 Feb 2026** Staff are currently in the process of collecting asset data for all war memorials located on both public and private land within the Shoalhaven Local Government Area.

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

d. Identifies which memorials are included in Council's asset register.

2. Take immediate action regarding the following specific memorials:
   a. Formally assess and document the condition of the Wall of Remembrance at the JB Maritime Museum and the Court of Remembrance in Voyager Memorial Park.
   b. Register the RAAF 107 Squadron memorial on Island Point Road with the NSW War Memorials Register.
   c. Investigate the discrepancies in the Court of Remembrance regarding tri-service representation and the absence of Merchant Navy recognition.
   d. Verify the dedication of the Court of Remembrance War Memorial element (No record has ever been located that the Court of Remembrance has been dedicated as a War Memorial, and it remains unregistered.
   e. Review and standardise the criteria for inclusion on war memorials, addressing the inconsistency where names range from the Fallen to civilian committee members of local RSL.
3. Establish a War Memorial Advisory Committee to:
   a. Review grant applications.
   b. Provide ongoing advice to Council on memorial management.
   c. Ensure appropriate recognition of all service branches.
   d. Include representatives from Council, RSL, historical societies, representatives from HMAS Albatross (including Chaplain services), Special Operations Command and relevant community members.
4. Receive a briefing on the following parts of the published Notice of Motion:
   a. Develop a comprehensive War Memorials Management Policy that:
      i. Clearly defines responsibilities for memorial management between Council and other stakeholders (e.g., RSL).
      ii. Establishes maintenance standards and schedules.
      iii. Sets out processes for applying for grants, including from the NSW Office for Veterans Affairs Community War Memorials Fund.
      iv. Ensures inclusion of all service branches in appropriate memorials.
      v. Establishes protocols for new memorial proposals.

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

b. Apply for funding through the NSW Office for Veterans Affairs Community War Memorials Fund for:

   i. Restoration and ongoing maintenance of the Wall of Remembrance.

   ii. Appropriate recognition of the 50 personnel who lost their lives locally during WWII, including immediate reversal or justification of the Council policy that excludes fallen listed on the Wall of Remembrance from being commemorated on the Court of Remembrance on the grounds that it is a 'Single Service' memorial.

   iii. Improvement of signage and interpretive materials at local war memorials.

c. Direct the CEO to prepare a report on:

   i. The status of all war memorials in the Shoalhaven, their condition, and maintenance requirements.

   ii. The current process for managing memorial applications and maintenance. Noting that the Shoalhaven City Council Plaques and Memorials Policy dated 28 October 2022 states a review of the forementioned policy within 12 months of the date of the election of the new Council is available on request. Confirmation that this is the correct policy is also requested.

   iii. Historical grant applications and allocations for memorial maintenance.

   iv. Recommendations for improved coordination between Council, RSL, and other stakeholders.

   v. Budget implications for implementing a comprehensive memorial management system.

   vi. Implementation status of Ordinary Meeting resolution of 07 February 2022 to promulgate both Heritage Consultants report and Working Groups report with identified errors and omissions.

FOR: Clr Clancy, Clr Kemp, Clr Casmiri, Clr Cox, Clr Wilkins and Clr Proudfoot

AGAINST: Clr Dunn, Clr Tribe, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis

CARRIED ON THE CASTING VOTE OF THE CHAIRPERSON

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

Notice of Motion - Kerb and Guttering Request - Lazzarini - Ratepayers Financing Policy - Review - Report request			
Ordinary Meeting 22/07/2025	MIN25.333	CL25.215	City Services
RESOLVED (Clr Proudfoot / Clr Clancy) MIN25.333 1. That the kerb and guttering request from Mr and Mrs Lazzarini be given every possible consideration, and 2. Be incorporated into a full review of the previously well-established policy which worked so effectively for several years, and 3. This policy review be reported back to Council. FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Johnston AGAINST: Nil CARRIED			**Notes:** **04 Feb 2026** Technical Services who will undertake a review of the policy and report back to Council in due course.
Notice of Motion - Call in - DA25/1347 26 Douglas St / 14 Bainbrigge Cres Nowra - Lot B DP 397558 / Lot 13 DP 35634 - Childcare Centre			
Ordinary Meeting 22/07/2025	MIN25.331	CL25.213	City Development
RESOLVED (Clr Clancy / Clr White) MIN25.331 That Council call-in Development Application DA25/1347 for a proposed Childcare Centre, Douglas St, Nowra, due to the public interest. FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis AGAINST: Clr Tribe CARRIED			**Notes:** **15 Jan 2026** Currently waiting for further information to be received from the applicant.

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

Notice of Motion - Matter of detailed financial cost savings being applied with accountability and transparency - Follow up on and provide per Notice of Motion significant Reports requested previously in the financial interests of ratepayers to Council			
Ordinary Meeting 29/07/2025	MIN25.352	CL25.227	City Services
RESOLVED (Clr Cox / Clr Casmiri) MIN25.352 Follow up on the listed N.O.M. Further detail required. (CL24.360/61 AEC Fleet & Plant Service Review - Fuel card restrictions. Partial report back CL24.399.) 1. Confirm the Councils E.M fix' has been executed and is working correctly. 2. Provide a redacted report of the top 20 fuel card users listing vehicle type and spend (leaseback not operational). 3. If Councils Enterprise Management System cannot provide the information, the fuel suppliers raw analysis be provided redacting number plates or any info that could identify staff. 4. Confirm the exact details and rationale for the new Geo restriction of the fuel cards both leaseback & operational. 5. Provide council a detailed report in 2 parts for the past 3x Financial years 2022/23 FY 2023/24 & 2024/25 capturing a) ALL fuel usage outside of NSW - spend and department and b) ALL fuel usage outside of the LGA Shoalhaven - spend and department. FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins and Clr Proudfoot AGAINST: Clr Tribe, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis CARRIED			**Notes:** **05 Feb 2026** Report being prepared for the March 2026 Ordinary Meeting.
Notice of Motion - Report Back - Land & Environment Court Matters - Representations - Associated Costs - DA Matters - Council Observer			
Ordinary Meeting 29/07/2025	MIN25.351	CL25.226	City Development
RESOLVED (Clr Cox / Clr Casmiri) MIN25.351 That: 1. In the interests of ratepayers for accountability, transparency and cost controls, a report with the following details as minimum be provided to Council soonest on: a. Total spend per annum on Land & Environment representations and associated costs for FY 2021/22 FY 2022/23 & FY 2023/24.			**Notes:** **15 Jan 2026** A Report is currently being prepared for early 2026.

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

b. Number of matters that have been submitted per year and final outcome for SCC being either won, lost or other status, being
   i. Where Staff refuse the DA
   ii. Where Councillors refuse the DA
   iii. Other categories as relevant
c. What were the main points for not having been resolved by Councils own staff.
d. The D.A. references be also supplied for further public scrutiny subject to not breaching personal or applicable other Privacy rules around releasing the D.A. reference data.

2. A Councillor be present as an observer, where possible, for Land & Environment Court matters.

FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Johnston

AGAINST: Clr Krikstolaitis

CARRIED

Notice of Motion - Total Fleet Fuel Expense Data Request - AEC Fleet & Plant Review - Breakdown Quarterly & 6 Monthly			
Ordinary Meeting 29/07/2025	MIN25.350	CL25.225	City Services

RESOLVED (Clr Cox / Clr Casmiri) MIN25.350

From the AEC Fleet & Plant Service Review - June 2024. As the SCC total Fuel bill is listed in the Millions of dollars, we request a report to Council on behalf of SCC Ratepayers confirming total fuel expenditure expenses for FY2023/24 and FY2024/25 for comparison. To include a breakdown of quarterly & 6 Monthly and if the report can provide details to show actual fuel, oil and any other related line items separately.

FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Johnston and Clr Krikstolaitis

AGAINST: Nil

CARRIED

Notes:

05 Feb 2026

Report being prepared for the March 2026 Ordinary Meeting.

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

Notice of Motion - Drainage & Access Issues - Nowra Golf Driving Range / Putt Putt			
Ordinary Meeting 12/08/2025	MIN25.373	CL25.240	City Services
RESOLVED (Clr Wilkins / Clr Proudfoot) MIN25.373 That Council: 1. Investigate and alleviate issues surrounding drainage and access which are hampering the business activities and the recreational enjoyment of the Nowra Golf Driving Range. 2. Remove offending the silt, reeds and weeds from drainage canal which supposedly protects the entrance to the car-park and extends down the right side of the driving range facing north to Terara. FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris and Clr Boyd AGAINST: Nil CARRIED			**Notes:** **05 Feb 2026** Item 1. Investigations have identified that there are limited options to improve drainage because of the lands proximity within the floodplain. One identified option is to increase the capacity of the detention basin upstream and make changes to the outlet under the road towards the golf range. This is complex and currently does not have budget allocation but an investigation / design budget will be a priority within the stormwater portfolio for consideration in the 26/27 financial year. , Item 2. This item is in progress, eastern and northern drains completed, southern drain has been slashed, desilting of southern drain to occur in February 2026.
Notice of Motion - Disability Inclusion Action Plan (DIAP) - Employees With a Disability Report - DIAP Assessment - Disability Enterprises			
Ordinary Meeting 09/09/2025	MIN25.429	CL25.282	City Performance
RESOLVED (Clr Proudfoot / Clr Cox) MIN25.429 That Council Staff prepare a report on the following: 1. The number of people with a disability who are currently employed by Shoalhaven City Council, across permanent, temporary and casual positions. 2. An assessment as to what extent Council's Disability Inclusion Action Plan (D.I.A.P) is meeting set targets. 3. The strategies that Council is using to attract and retain employees with a disability, including how well and how frequently we are engaging with local disability organisations. 4. The identification of opportunities to work with disability enterprises, such as Flagstaff, in order to deliver better outcomes regarding disability awareness and workplace support programmes. 5. Funding opportunities that may present themselves through government agencies and the private sector.			**Notes:** **11 Nov 2025** A report is being prepared by Lead, Community Capacity Building for Councillors.

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Krikstolaitis AGAINST: Nil CARRIED			
Notice of Motion - 1 Wharf Road Shoalhaven Heads - Cast Analysis Report - Land and Environment Court Hearing - Lot 2, DP701597 - Audit Council Staff Hours			
Ordinary Meeting 23/09/2025	MIN25.478	CL25.298	City Development
RESOLVED (Clr Wilkins / Clr Clancy) MIN25.478 That Council provide a full detailed report and cost analysis outcome over the Land and Environment court hearing into Lot 2, DP701597 - 1 Wharf Road, Shoalhaven Heads. The cost analysis should include an audit of council staff hours over the more than 2 and half years of this disputed DA, alongside court costs. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris and Clr Boyd AGAINST: Nil CARRIED			**Notes:** **15 Jan 2026** Application scheduled to be presented to Council's Ordinary meeting on 24 February 2026
Mayoral Minute - Condolence Motion - Robert 'Rob' Powell			
Ordinary Meeting 14/10/2025	MIN25.455	MM25.24	CEO
RESOLVED (Mayor White) MIN25.455 That Council notes the passing of Mr Robert 'Rob' Powell and expresses condolences to his wife Kim, their children and extended family. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Nil CARRIED			**Notes:** A letter of condolence has been drafted by the Mayor and is currently being finalised for distribution.

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

Notice of Motion - Office Of Local Government (OLG) Investigation - Appointment of New CEO - Provide Summary and Findings - Detailed Minutes - Legal Advice on Rescission Motion			
Ordinary Meeting 14/10/2025	MIN25.459	CL25.358	City Performance
RESOLVED (Clr Proudfoot / Clr Krikstolaitis) MIN25.459 That: 1. Shoalhaven City Councillors give their enthusiastic support for the now announced investigation by the Office of Local Government (OLG) into the recent selection process leading to the appointment of the new CEO, being Mr Andrew Constance. 2. Councillors acknowledge that the Minister for Local Government, Mr Ron Hoenig and subsequently the OLG have responded to widespread community concern regarding the CEO selection process. 3. At the conclusion of the OLG investigation Council provide the community with a summary of the outcome and findings. 4. Every opportunity be given to individual Councillors to make a positive contribution to the OLG investigation. 5. Detailed minutes pertaining to this vital notice of motion be forwarded to Local Government Minister, Mr Ron Hoenig and the OLG. 6. Further legal advice, this time written legal advice, be provided as to why the rescission motion regarding the appointment of the CEO on 30 September 2025 was disallowed. 7. A full breakdown of the entirety of costs incurred during the entire CEO recruitment process be publicly communicated as an act of good faith and transparency. FOR: Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri and Clr Cox CARRIED			**Notes:**

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

Notice of Motion - Release Advice for Councillors - Office of Local Government (OLG) Investigation - Seek Advice - Role of Independent Member - CEO Recruitment Process - Report Back			
Ordinary Meeting 28/10/2025	MIN25.545	CL25.369	City Performance
RESOLVED (Clr Tribe / Clr Proudfoot) MIN25.545 That Council 1. Requests the CEO to release the advice the Mayor has obtained in regard to what Councillors can and cannot say about the Office of Local Government's (OLG's) investigation into the CEO recruitment process at Shoalhaven City Council. 2. Seek advice from the OLG, and receive a report back, on the prescribed role of the independent member on the CEO recruitment process, including the length of that role and its responsibilities. FOR: Clr Dunn, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri and Clr Cox CARRIED			**Notes:**
Mayoral Minute - Congratulations - Culburra & Districts Community Health Forum - 50th Anniversary			
Ordinary Meeting 11/11/2025	MIN25.574	MM25.27	CEO
RESOLVED (Mayor White / Clr Krikstolaitis) MIN25.574 That Council: 1. Write to congratulate the Culburra and Districts Community Health Forum on their 50th Anniversary and thank them for their tireless efforts in supporting the Culburra and surrounding communities. 2. Note that the current building needs to be demolished and rebuilt. FOR: Mayor White, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Nil CARRIED			**Notes:** A letter of congratulations has been drafted by the Mayor and is currently being finalised for distribution

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

Mayoral Minute - Condolence Motion - Mr Robert Domm			
Ordinary Meeting 25/11/2025	MIN25.592	MM25.30	CEO
RESOLVED (Mayor White) MIN25.592 That Council notes the passing of Mr Robert Domm, former Director City Futures Shoalhaven City Council and expresses condolences to his family and friends. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Nil CARRIED			**Notes:** A letter of condolence has been drafted by the Mayor and is currently being finalised for distribution
Mayoral Minute - Condolence Motion - Mr Maxwell Croot O.A.M			
Ordinary Meeting 09/12/2025	MIN25.613	MM25.34	CEO
RESOLVED (Mayor White / Clr Kemp) MIN25.613 That Council notes the passing of Mr Max Croot O.A.M and expresses condolences to his family. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Steele, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Killian AGAINST: Nil CARRIED			**Notes:** A letter of condolence has been drafted by the Mayor and is currently being finalised for distribution
Mayoral Minute - Congratulations to 2026 Nowra Show Young Woman of the Year - Paige Clarke			
Ordinary Meeting 09/12/2025	MIN25.610	MM25.31	CEO
RESOLVED (Mayor White / Clr Clancy) MIN25.610 That Council acknowledges all the entrants in the 2026 Nowra Show Young Woman Competition and congratulates this year's winner, Paige Clarke from Cambewarra. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Steele, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Killian AGAINST: Nil CARRIED			**Notes:** A letter of congratulations has been drafted by the Mayor and is currently being finalised for distribution

Uncompleted Notice of Motion and Mayoral Minutes Action Sheets Report - as at 12 February 2026

Notice of Motion - Briefing - Christmas Decorations in Nowra CBD			
Ordinary Meeting 09/12/2025	MIN25.616	CL25.407	CEO
RESOLVED (Clr Tribe / Clr Norris) MIN25.616 That Councillors be briefed by email on the situation regarding Christmas festivities in the Nowra CBD, including the ownership status of Council funded decorations and how community groups may be able to utilise these in the future for the benefit of local business' and broader community. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Steele, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Killian AGAINST: Nil CARRIED			**Notes:** Sent By CEO to Councillors

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

Notice of Motion - Stand-alone Shoalhaven Residential Style Guide - Development/preparation			
Ordinary Meeting 22/07/2025	MIN25.330	CL25.212	City Development
RESOLVED (Clr Casmiri / Clr Clancy) MIN25.330 That Council develop a Stand-alone Shoalhaven Residential Style Guide to work in concert with the DCP. FOR: Clr White, Clr Clancy, Clr Casmiri, Clr Dunn, Clr Wilkins, Clr Proudfoot and Clr Krikstolaitis AGAINST: Clr Kemp, Clr Cox, Clr Tribe, Clr Norris, Clr Boyd and Clr Johnston CARRIED			**Notes:** **18 Dec 2025 - Completion** MIN25.601 (25.11.2025) - Noted that the review of the Development Control Plan (DCP) will not be undertaken as part of the resolved approach and as such the work foreshadowed in MIN24.648 Tourist Cabins Review, MIN25.297 Local Character Planning and MIN25.330 Shoalhaven Residential Style Guide will not occur at this point and may ultimately require a specific budget allocation to enable it.
Notice of Motion - Councillor Email Signature blocks - Political affiliation			
Ordinary Meeting 12/08/2025	MIN25.370	CL25.237	City Performance
RESOLVED (Clr Casmiri / Clr Cox) MIN25.370 That Council supports the right of a Councillor to include their political affiliation in their email signature block. FOR: Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Norris, Clr Boyd and Clr Krikstolaitis AGAINST: Clr Tribe CARRIED			**Notes:** **18 Nov 2025 - Completion** This service is available to Councillors upon request.
Notice of Motion - Acknowledgement and Welcome to Country - Support - Refer to Aboriginal Advisory Committee			
Ordinary Meeting 12/08/2025	MIN25.371	CL25.238	City Performance
RESOLVED (Clr Proudfoot / Clr Cox) MIN25.371 That Council 1. Continues to give its enthusiastic support for the Acknowledgement Of Country at Council Meetings, other important meetings and selected appropriate occasions. In addition, Council wholeheartedly gives its support to ceremonial Welcomes To Country performed by a First Nation's person for appropriate special occasions and events. 2. Refer this resolution to the Aboriginal Advisory Committee for further comment.			**Notes:** **10 February 2026 - Completion** Resolution referred to AAC 4 November 2025. Recommendation from AAC submitted to Council 9 December 2025 refer MIN25.622.

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

FOR:	Clr White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Krikstolaitis
AGAINST:	Nil
CARRIED	

Mayoral Minute - Chief Executive Officer Recruitment Process & Outcome - Candidate Selected by Sub Committee - Offer Position - Finale Negotiations and Contract - Further Report - Chief Executive Officer Performance Review Panel - Delegations - Acting Arrangements

Ordinary Meeting 09/09/2025	MIN25.451C	CMM25.2	City Performance

RESOLVED (Mayor White) MIN25.451C

That:

1. Council receives the Progress and Outcomes Report 1 September 2025 from Stephen Blackadder Managing Director SBC PTY LTD provided in hard copy only as Attachment 1.
2. The candidate selected by the Sub-Committee after final interviews for the position of General Manager, styled as the Chief Executive Officer, of Shoalhaven City Council, and as outlined in the confidential Process and Outcome report circulated to Councillors separately be offered the position.
3. Should the selected candidate not accept the position and in accordance with the merit-based assessment undertaken as part of the recruitment process, the whole Council review the remaining three candidates identified in the report.
4. The Mayor, with advice from the Recruitment Consultant, be authorised to finalise negotiations with the accepting candidate and sign a contract based on the following:
   a. A five (5) year performance-based Contract in accordance with the Standard Contract of Employment applying to all general manager positions in NSW.
   b. A total remuneration package up to the amount specified in the report on processes and outcomes.
   c. Provision of a motor vehicle for full private use based on a contribution of $15,000 by the CEO to private use costs from the total remuneration package and subject to the conditions outlined in the contract.
   d. The preparation of a Professional and Leadership Development Program for the Chief Executive Officer to be agreed with the Mayor, including membership of the Local Government Chief Officers Group.

Notes:

15 Nov 2025 - Completion

Report provided to Council on 29/9 regarding the Performance Review Panel. Legal advice was obtained on Mr Constance's appointment confirming that there was no need for the Council to re-endorse the delegations given to the new CEO - previous decision to grant to Robyn Stevens was sufficient.

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

5. No public announcement of the name of the successful candidate be made until the Mayor has obtained a written acceptance of the offer. 6. The Employment Contract between the appointee and the Council be executed under the Common Seal of the Council. 7. Following the successful appointment and prior to commencement of the Chief Executive Officer council receive a further report to determine the following: a. Appointment of members to the Chief Executive Officer Performance Review Panel. b. Assign all delegations as required to the Chief Executive Officer. c. Define what acting arrangements are to be put in place should the Chief Executive Officer take leave or be unable to act in their capacity as Chief Executive Officer. 8. The Council thank the members of the Recruitment Sub-Committee for their diligence and commitment in overseeing the recruitment process FOR: Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Krikstolaitis AGAINST: Mayor White, Clr Clancy, Clr Kemp and Clr Casmiri CARRIED			
Notice of Motion - Cost Shifting Onto Local Government - LGNSW Report on Council Website - Write to Premier - NSW Treasurer - NSW Minister Local Government			
Ordinary Meeting 09/09/2025	MIN25.428	CL25.281	CEO
RESOLVED (Clr Cox / Clr Proudfoot) MIN25.428 That 1. Council note the findings of the LGNSW Cost Shifting report for the 2023/2024 financial year; and 2. A copy of the cost shifting report be placed on Council's website so that our communities can access it; and 3. Council writes to the Premier, the NSW Treasurer and the NSW Minister for Local Government seeking that they urgently address these costs through a combination of regulatory reform and appropriate funding.			**Notes:** **17 Nov 2025 - Completion** Resolution actioned

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Krikstolaitis AGAINST: Nil CARRIED			
Notice of Motion - Disability Inclusion Action Plan (DIAP) - Employees With a Disability Report - DIAP Assessment - Disability Enterprises			
Ordinary Meeting 09/09/2025	MIN25.429	CL25.282	City Performance
RESOLVED (Clr Proudfoot / Clr Cox) MIN25.429 That Council Staff prepare a report on the following: 1. The number of people with a disability who are currently employed by Shoalhaven City Council, across permanent, temporary and casual positions. 2. An assessment as to what extent Council's Disability Inclusion Action Plan (D.I.A.P) is meeting set targets. 3. The strategies that Council is using to attract and retain employees with a disability, including how well and how frequently we are engaging with local disability organisations. 4. The identification of opportunities to work with disability enterprises, such as Flagstaff, in order to deliver better outcomes regarding disability awareness and workplace support programmes. 5. Funding opportunities that may present themselves through government agencies and the private sector. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Krikstolaitis AGAINST: Nil CARRIED			**Notes:** **5 February 2026 Completion** An update has been posted on the Councillor Portal 5 February 2026 (as authorised by ELT)

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

Notice of Motion - Call in DA2024/1589 - 737 Woollamia Road, Woollamia - Lot 12 DP 9289			
Ordinary Meeting 23/09/2025	MIN25.476	CL25.296	City Development
RESOLVED (Clr Casmiri / Clr Proudfoot) MIN25.476 That 1. Council call in the Development Application DA2024/1589 - 737 Woollamia Road, Woollamia (Lot 12 DP 9289) due to public interest. 2. Any further additional information the applicant provides to Council staff prior to the matter being reported back to Council be taken into consideration. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris and Clr Boyd AGAINST: Nil CARRIED			**Notes:** **15 Jan 2026 Completion** Reported to Council on 16 December 2025., Application determined on 16/12/2026 NFA Required.
Mayoral Minute - Establishment of Cruise Terminal at Port Kembla - Support Proposal - Shoalhaven City Council - Key Stakeholder - Provide Submission - Cruising Industry Advisory Panel			
Ordinary Meeting 23/09/2025	MIN25.475	MM25.21	CEO
RESOLVED (Mayor White / Clr Proudfoot) MIN25.475 That Council 1. Support Wollongong City Council's proposal for a Cruise Terminal at Port Kembla. 2. Confirm Shoalhaven Council is a key stakeholder on the Cruise Wollongong Taskforce. 3. Provide a submission to the Cruising Industry Advisory Panel to highlight Port Kembla as the most suitable location for a new cruise terminal in NSW, and outline the significant regional economic benefits of establishing a cruise terminal. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris and Clr Boyd AGAINST: Nil CARRIED			**Notes:** **03 Feb 2026 - Completion** Ongoing actions as a part of workplan

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

Mayoral Minute - Congratulations - 2025 Shoalhaven Business Awards - Write to Winners			
Ordinary Meeting 14/10/2025	MIN25.456	MM25.25	CEO
RESOLVED (Mayor White / Clr Tribe) MIN25.456 That Council write to the winners of the 2025 Shoalhaven Business Awards congratulating them on winning their respective business categories. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Nil CARRIED			**Notes:** **23 Dec 2025 Completion** All winners of the 2025 Shoalhaven Business Awards have been sent congratulation letters from the Mayor
Mayoral Minute - Illawarra Business Awards Winners 2025 - Write to Shoalhaven Winners			
Ordinary Meeting 14/10/2025	MIN25.454	MM25.23	CEO
RESOLVED (Mayor White / Clr Tribe) MIN25.454 That Council write to the Shoalhaven winners of the 2025 Illawarra Business Awards congratulating them on winning their respective business categories. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Cox, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Nil CARRIED			**Notes:** **23 Dec 2025 - Completion** Letters sent to 2 winners of the Illawarra Business Awards - Supercalla Private Properties and Shoalhaven Business Chamber
Mayoral Minute - A Place To Call Home and Support to Keep It - Campaign Support - Specialist Homelessness Services - Raise Public Awareness - Write to NSW Government Ministers and Local Members of Parliament			
Ordinary Meeting 11/11/2025	MIN25.577	MM25.29	City Development
RESOLVED (Mayor White / Clr Krikstolaitis) MIN25.577 That Council: 1. Supports the 'A Place To Call Home and Support to Keep It' campaign, advocating for increased funding to specialist homelessness services and investment in affordable and social housing across the Shoalhaven and regional NSW.			**Notes:** **12 Jan 2026 - Completion** Several teams across Council collaborated and prepared the required advocacy letters. These were sent in Dec '25 and include TRIM Ref No's: D25/575281; D25/562742; D25/562733; D25/562727; D25/562704; D25/561586; and D25/561512.

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

2. Calls upon the NSW Government to develop and implement a long-term strategy to grow social housing and ensure all residents have access to safe, secure, and affordable homes. 3. Commits to raising public awareness about the solutions to homelessness and encourages community involvement to help make homelessness rare, brief, and non-recurring. 4. Writes to the relevant NSW Government Ministers and local Members of Parliament, urging their support for these measures. FOR: Mayor White, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Nil CARRIED			
Mayoral Minute - Western Sydney Airport - Support Collaborations - LG8 Strategic Partnership - Economic Development - Visitor Economy			
Ordinary Meeting 11/11/2025	MIN25.573	MM25.26	CEO
RESOLVED (Mayor White / Clr Norris) MIN25.573 That Council: 1. Note Wollongong City Council Lord Mayor Tanya Brown mayoral minute of 25 August 2025 initiating strategic collaborations with Camden, Campbelltown, Wollondilly, Wingecarribee, Shellharbour, Kiama and Shoalhaven Councils known as LG8. 2. Support the collaborations of the LG8 strategic partnership to advocate for connections to Western Sydney International Airport to maximise benefits to economic development and the Shoalhaven visitor economy. FOR: Mayor White, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Nil CARRIED			**Notes:** **12 Dec 2025 - Completion** 1. Noted., 2. Collaboration, strategic priorities, and advocacy items will continue to be determined in future workshops with Mayors and Executive staff in the LG8 Council group. The next LG8 meeting is being planned in early 2026. It is envisaged that Economic Development and Tourism staff within the LG8 group will meet and collaborate in the future, once priorities and advocacy items are determined.

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

Mayoral Minute - Western Sydney Airport - Support Collaborations - LG8 Strategic Partnership - Economic Development - Visitor Economy			
Ordinary Meeting 11/11/2025	MIN25.573	MM25.26	CEO
RESOLVED (Mayor White / Clr Norris) MIN25.573 That Council: 1. Note Wollongong City Council Lord Mayor Tanya Brown mayoral minute of 25 August 2025 initiating strategic collaborations with Camden, Campbelltown, Wollondilly, Wingecarribee, Shellharbour, Kiama and Shoalhaven Councils known as LG8. 2. Support the collaborations of the LG8 strategic partnership to advocate for connections to Western Sydney International Airport to maximise benefits to economic development and the Shoalhaven visitor economy. FOR: Mayor White, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Nil CARRIED			**Notes:** **03 Feb 2026 - Completion** Ongoing in workplan - will continue to update CEO
Mayoral Minute - Endorsement - Bawley Point, Kioloa Termeil Community Strategic Plan 2025 to 2035			
Ordinary Meeting 11/11/2025	MIN25.576	MM25.28	City Performance
RESOLVED (Mayor White / Clr Boyd) MIN25.576 That Council: 1. Endorse the Bawley Point, Kioloa Termeil Community Strategic Plan 2025 to 2035 as a reference document, to be considered by council in future planning and community engagement activities 2. Invite two representatives to attend Councils Ordinary Meeting to present the key elements of the plan to Council and upload the plan to council's website so its publicly available. 3. Write to thank the Bawley Point, Kioloa Termeil CCB for their submission and deputation. FOR: Mayor White, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian AGAINST: Nil CARRIED			**Notes:** **04 Feb 2026 - Completion** 1. Completed. Achieved by on 11 November 2025 by resolving MIN25.576., 2. Completed. Peter Longstaff, President of Bawley Point Kioloa Termeil Community Association, attended on 11 November 2025 and presented the key elements of the plan as a deputation. The 'Bawley Point, Kioloa Termeil Community Strategic Plan 2025 to 2035' has been uploaded to the Community Led Plans page of Council's website., 3. Completed. The Mayor wrote to Bawley Point, Kioloa Termeil CCB on 04/02/26 to thank them for their submission and deputation.

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

Notice of Motion - Place of Remembrance for Cambewarra - Community Led Project - In Principle Support - Concept Design - Site Plan - Howell Faulks Park - Staff Review - Liaise with CRRA			
Ordinary Meeting 25/11/2025	MIN25.594	CL25.397	City Services

RESOLVED (Clr Clancy / Mayor White) MIN25.594

That Shoalhaven City Council:

1. Notes the correspondence received from the Cambewarra Residents and Ratepayers Association (CRRA), dated 25 September 2025, requesting Council's consent for the development of a Place of Remembrance within Howell Faulks Park, Cambewarra Village.
2. Acknowledges that the project:
   a. Has been developed as a community-led initiative under Council's Guidelines for Community-Led Projects;
   b. Will commemorate the service of Cambewarra residents who have served in conflict, peacekeeping, and disaster recovery operations; and
   c. Is to be delivered at no cost to Council, with initial sponsorship of $5,000 and further funding to be sought through the Federal Government's Saluting Their Service program, RSL sub-branches, and community fundraising.
3. Formally endorses in principle the proposed Place of Remembrance for Cambewarra Village as detailed in the supporting documentation (Concept Design and Site Plan), attached to this Notice of Motion.
4. Provides in principle consent for the use of Howell Faulks Park (as shown on the Site Plan prepared by the CRRA, dated 24 September 2025), subject to staff review of design feasibility, safety, accessibility, and heritage considerations.
5. Requests that Council staff liaise with the CRRA to provide guidance on approvals, design integrity, and community consultation, ensuring that the project can proceed in accordance with Council's community-led infrastructure processes.

FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd, Clr Krikstolaitis and Clr Killian

AGAINST: Nil

CARRIED

Notes:

21 Jan 2026 - Completion

This project has now been entered as a community lead project and has been assigned to an officer to work with the Cambewarra Residents and Ratepayers Association.

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

Notice of Motion - West Street Croquet Club - Apply the Statutory Minimum for License Fees - Waiver Valuation Fee			
Ordinary Meeting 09/12/2025	MIN25.615	CL25.406	City Services
RESOLVED (Mayor White / Clr Proudfoot) MIN25.615 That Council, 1. Resolve to apply the minimum statutory annual rental amount for the duration of the terms of its lease/licence for West Street Croquet Club (Showground). 2. Direct the CEO (or delegate) to negotiate with executive West Street Croquet Club regarding waste services, various other provisions of the lease, including the waiver of the $700 valuation fee. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Steele, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Killian AGAINST: Nil CARRIED			**Notes:** **27 Jan 2026 - Completion** New Licence has been signed by Nowra West Croquet Club Inc.
Mayoral Minute - Parkrun in the Shoalhaven - No Charge Event - Amend Policies			
Ordinary Meeting 09/12/2025	MIN25.614	MM25.33	City Performance
RESOLVED (Mayor White / Clr Boyd) MIN25.614 That Council: 1. Include all Parkrun activities held within the Shoalhaven Local Government Area in the list of “No Charge Events” for the use of Council-managed parks and open spaces. 2. Amend relevant policies and procedures to reflect this inclusion. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Dunn, Clr Steele, Clr Wilkins, Clr Proudfoot, Clr Norris, Clr Boyd and Clr Killian AGAINST: Nil CARRIED			**Notes:** **07 Jan 2026 - Completion** Policy text has been updated in the online Fees & Charges database.

Completed Notice of Motion and Mayoral Minutes Action Sheets Report - 14 November 2025 to 12 February 2026

Mayoral Minute - Condolence Motion - Uncle Colin "Tom" Moore			
Ordinary Meeting 16/12/2025	MIN25.633	MM25.35	CEO
RESOLVED (Mayor White / Clr Tribe) MIN25.633 That Council notes the passing of Uncle Colin “Tom” Moore, acknowledging his significant contribution to the community and extend our condolences to his family. FOR: Mayor White, Clr Clancy, Clr Kemp, Clr Casmiri, Clr Steele, Clr Wilkins, Clr Proudfoot, Clr Tribe, Clr Norris, Clr Boyd and Clr Killian AGAINST: Nil CARRIED			**Notes:** **19 Dec 2025 Completion** Mayoral Minute noted

CL26.24 - Attachment 5

Monthly Investment Review

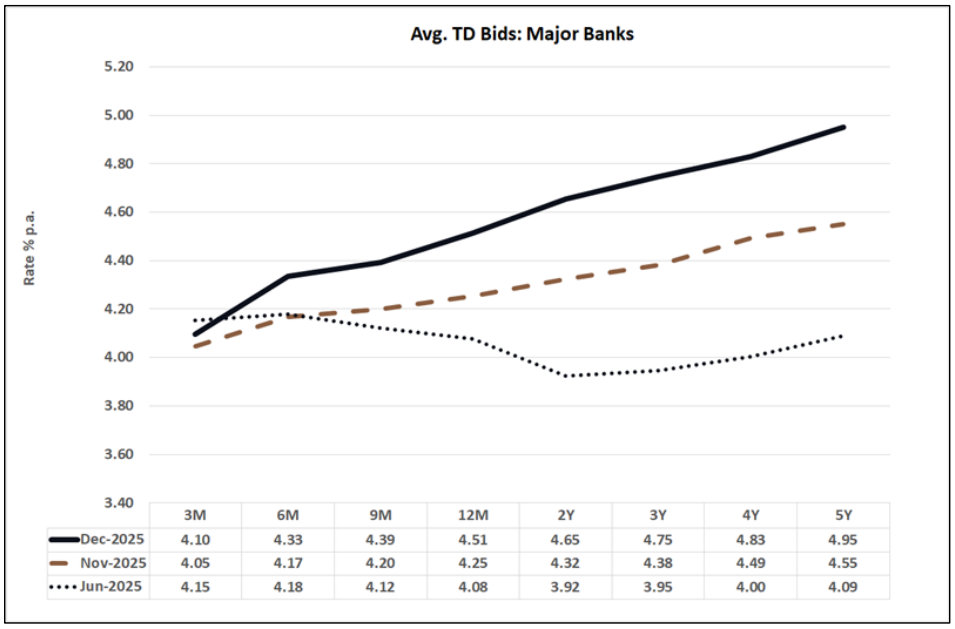
December 2025

Arlo Advisory Pty Ltd
ABN: 55 668 191 795
Authorised Representative of InterPrac Financial Planning Pty Ltd
AFSL 246 638
Phone: +61 2 9053 2987
Email: michael.chandra@arloadvisory.com.au / melissa.villamin@arloadvisory.com.au
Level 3, Suite 304, 80 Elizabeth Street, Sydney NSW 2000

Market Update Summary

Risk markets were mixed in December after the US Fed delivered another rate cut and signalled they could potentially continue on their easing into 2026. In contrast, other global central banks (including Australia) appear to be on a mild tightening bias, with some now forecasting the next move in official rates may be up next year should inflation remain elevated. Global bonds were sold off, with yields largely rising over the month.

In the deposit market, over December, the average deposit rates offered by the domestic major banks was up to ~15bp higher compared to where they were the previous month (November). At the longer-end of the curve (1-5 years), the average deposit rates were around 25-40bp higher compared to where they were the previous month, with the market expecting official rates to be slightly higher in coming years. The market is now factoring up to two rate hikes in 2026 should inflation remain elevated or spike further.



	3M	6M	9M	12M	2Y	3Y	4Y	5Y
Dec-2025	4.10	4.33	4.39	4.51	4.65	4.75	4.83	4.95
Nov-2025	4.05	4.17	4.20	4.25	4.32	4.38	4.49	4.55
Jun-2025	4.15	4.18	4.12	4.08	3.92	3.95	4.00	4.09

Source: Imperium Markets

CL26.27 - Attachment 1

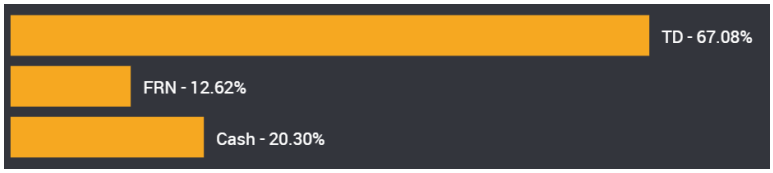
Shoalhaven City Council 's Portfolio & Compliance

Asset Allocation

The majority of the portfolio is directed to fixed term deposits and cash or cash notice accounts. The remainder of the portfolio is directed to liquid senior FRNs.

Senior FRNs are currently considered 'expensive' on a historical basis but new issuances should continue to be considered on a case by case scenario for diversification purposes. In the interim, staggering a mix of fixed deposits between 12 months to 5 years remains a more optimal strategy to maximise returns over a longer-term cycle.

With global central banks remaining on a mild easing bias, investors can choose to allocate a small proportion of medium to longer-term funds and undertake an insurance policy by investing across 1-5 year fixed assets, locking in and targeting yields above 4½% p.a. Should inflation be within the RBA's target band of 2-3% over the longer-term, returns around 4½% p.a. or higher should outperform benchmark.



CL26.27 - Attachment 1

Term to Maturity

All maturity limits (minimum and maximum) comply with the Investment Policy. There is only ~1% assets maturing in the Short-Medium Term (1-2 years). We recommend additional diversification by allocating some surplus funds into this horizon.

Any funds excess to surplus requirements should be placed in longer-dated tenors between 1-5 years across fixed assets along with any attractive new FRNs (3-5 years) as they come to market (refer to respective sections below).

Compliant	Horizon	Invested ($)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available ($)
✓	0 - 90 days	$94,879,624	35.16%	0%	100%	$174,946,333
✓	91 - 365 days	$140,000,000	51.89%	0%	100%	$129,825,957
✓	1 - 2 years	$3,000,000	1.11%	0%	70%	$185,878,170
✓	2 - 5 years	$31,946,333	11.84%	0%	50%	$102,966,645
		$269,825,957	**100.00%**			

CL26.27 - Attachment 1

Counterparty

As at the end of December 2025, all counterparty exposures comply within the Policy limits. 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 ($)	Invested (%)	Max. Limit (%)	Available ($)
✓	ING Cov	AAA	$2,007,036	0.74%	100.00%	$267,818,921
✓	Suncorp Cov	AAA	$2,022,304	0.75%	100.00%	$267,803,653
✓	NSW SIRA	AA+	$6,675,000	2.47%	100.00%	$263,150,957
✓	ANZ	AA-	$38,298,144	14.19%	100.00%	$231,527,813
✓	CBA	AA-	$51,606,874	19.13%	100.00%	$218,219,083
✓	HSBC Bank	AA-	$2,016,014	0.75%	100.00%	$267,809,943
✓	NAB	AA-	$34,507,113	12.79%	100.00%	$235,318,844
✓	Westpac	AA-	$69,017,872	25.58%	100.00%	$200,808,085
✓	Rabobank	A+	$3,328,465	1.23%	100.00%	$266,497,492
✓	ING Bank	A	$40,722,937	15.09%	100.00%	$229,103,021
✓	Bendigo	A-	$5,603,222	2.08%	20.00%	$48,361,969
✓	BOQ	A-	$14,000,152	5.19%	20.00%	$39,965,039
✓	AMP Bank	BBB+	$20,824	0.01%	5.00%	$13,470,474
			$269,825,957	**100.00%**		

CL26.27 - Attachment 1

Credit Quality

The portfolio is well diversified from a credit ratings perspective. The portfolio is entirely invested amongst the investment grade ADIs (BBB+ or higher). All ratings categories are within the Policy limits:

Compliant	Credit Rating	Invested $	Invested %	Max Limit %	Available
✓	AAA Category	$4,029,340	1%	100%	$265,796,617
✓	AA Category	$202,121,017	75%	100%	$67,704,940
✓	A+ to A Category	$44,051,402	16%	100%	$225,774,555
✓	A- Category	$19,603,374	7%	40%	$88,327,009
✓	BBB+ to BBB Category	$20,824	0%	30%	$80,926,963
✓	BBB- & NR ADIs	$0	0%	5%	$13,491,298
✓	TCorp LTGF	$0	0%	100%	$269,825,957
		$269,825,957	**100.00%**		

CL26.27 - Attachment 1

Performance

Council's performance for the month ending December 2025 (excluding cash) is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.30%	0.90%	1.82%	1.82%	3.85%
AusBond Bank Bill Index	0.31%	0.90%	1.83%	1.83%	3.97%
T/D Portfolio	0.38%	1.10%	2.25%	2.25%	4.70%
FRN Portfolio	0.39%	1.17%	2.29%	2.29%	4.56%
Council's Total Portfolio^	**0.38%**	**1.13%**	**2.30%**	**2.30%**	**4.84%**
Relative (to Bank Bills)	**0.07%**	**0.23%**	**0.47%**	**0.47%**	**0.88%**

^Council's total portfolio returns excludes Council's cash account holdings.

Performance (Annualised)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	3.60%	3.60%	3.64%	3.64%	3.85%
AusBond Bank Bill Index	3.71%	3.64%	3.66%	3.66%	3.97%
T/D Portfolio	4.52%	4.45%	4.51%	4.51%	4.70%
FRN Portfolio	4.66%	4.72%	4.59%	4.59%	4.56%
Council's Total Portfolio^	**4.53%**	**4.57%**	**4.62%**	**4.62%**	**4.84%**
Relative (to Bank Bills)	**0.82%**	**0.93%**	**0.96%**	**0.96%**	**0.88%**

^Council's total portfolio returns excludes Council's cash account holdings.

For the month of December, the total portfolio (excluding cash) provided a return of +0.38% (actual) or +4.53% p.a. (annualised), outperforming the benchmark AusBond Bank Bill Index return of +0.31% (actual) or +3.71% p.a. (annualised). The longer-term positive performance continues to be anchored by the handful of deposits that were originally placed for terms greater than 12 months.

Recommendations for Council

AMP Business Saver & Notice Account

We note the AMP Business Saver and AMP 31 Day Notice Account are now sub optimal investments given the rise in deposit yields in recent months. We recommend switching into short-dated fixed deposits with the major banks yielding a considerably higher rate of return, or simply just redeem to replenish capital reserves.

Term Deposits

As at the end of December 2025, Council's **deposit** portfolio was yielding 4.38% p.a. (down 1bp from the previous month), with a weighted average duration of ~209 days (~7 months). We recommend extending the weighted average duration closer to 9-12 months to optimise returns in the long-run.

Going forward, a more optimal strategy would be staggering deposits across 1-5 year terms – this is likely to earn up to ¼-½% p.a. higher compared to shorter tenors in a normal market environment. Although we may be already at the bottom of the rate cut cycle, locking in rates close to or above 4½% p.a. across 1-3 year tenors may provide some income protection against a relatively flat rate environment over coming years.

Please refer to the section below for further details on the Term Deposit market.

Securities

Primary (new) **FRNs** (with maturities between 3-5 years) are expensive on a historical basis but remains an option (particularly for those investors with portfolios skewed towards fixed assets) and should be considered on a case by case scenario. **Fixed Bonds** may also provide attractive opportunities from new (primary and secondary) issuances.

CL26.27 - Attachment 1

Council's FRN Portfolio

In November 2025, Council sold out of these low yielding FRNs, realising capital gains of ~$18.5k, boosting overall portfolio returns:

Issuer	Rating	Maturity Date	ISIN	Face Value	Trading Margin	Capital Price ($)	Realised Gain ($)
SUNCORP	AAA	12/07/2028	AU3FN0079406	$2,000,000	+56.1bp	$101.115	$22,304
CBA	AA-	17/08/2028	AU3FN0080396	$1,000,000	+56.7bp	$100.891	$8,912
ANZ	AA-	5/02/2029	AU3FN0084398	$2,500,000	+61.5bp	$100.940	$23,488
HBA	AA-	3/03/2028	AU3FN0075792	$2,000,000	+63.3bp	$100.801	$16,014

We recommend that Council retains most its FRNs at this stage. We will continue to monitor them individually and will advise when it is appropriate to sell to boost the overall returns of the portfolio in future. (We also remind Council that FRNs can also be sold in the case of an emergency for cash flow purposes).

The following FRNs (unrealised gains of ~$71k) are up for consideration to be sold over the next few months. We recommend switching into a new attractive FRN when available or otherwise, medium-term fixed deposits (1-5 years) or fixed bonds yielding above 4½% p.a.

Issuer	Rating	Maturity Date	ISIN	Face Value	Trading Margin	Capital Price ($)	Unrealised Gain ($)
SUNCORP	AAA	12/07/2028	AU3FN0079406	$2,000,000	+56.1bp	$101.115	$22,304
CBA	AA-	17/08/2028	AU3FN0080396	$1,000,000	+56.7bp	$100.891	$8,912
ANZ	AA-	5/02/2029	AU3FN0084398	$2,500,000	+61.5bp	$100.940	$23,488
HSBC	AA-	3/03/2028	AU3FN0075792	$2,000,000	+63.3bp	$100.801	$16,014

Term Deposit Market Review

Current Term Deposits Rates

As at the end of December, we see value in the following:

ADI	LT Credit Rating	Term	Rate % p.a.
ING	A	5 years	5.04%
Westpac	AA-	5 years	4.85%
NAB	AA-	5 years	4.80%
BoQ	A-	5 years	4.74%
ING	A	4 years	4.93%
Westpac	AA-	4 years	4.82%
CBA	AA-	4 years	4.80%
NAB	AA-	4 years	4.75%
ING	A	3 years	4.81%
Westpac	AA-	3 years	4.75%
CBA	AA-	3 years	4.75%
NAB	AA-	3 years	4.73%
ING	A	2 years	4.72%
Westpac	AA-	2 years	4.68%
CBA	AA-	2 years	4.66%
NAB	AA-	2 years	4.65%

The above deposits are suitable for investors looking to maintain diversification and lock-in a slight 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 (*we stress that rates are indicative, dependent on daily funding requirements and different for industry segments*):

CL26.27 - Attachment 1

ADI	LT Credit Rating	Term	Rate % p.a.
Suncorp	AA-	12 months	4.62%
ING	A	12 months	4.58%
Westpac	A	12 months	4.56%
CBA	AA-	12 months	4.53%
NAB	AA-	12 months	4.50%
Westpac	A	9 months	4.53%
CBA	AA-	9 months	4.45%
ING	A	9 months	4.42%
NAB	AA-	9 months	4.40%
BoQ	A-	9 months	4.40%
Suncorp	AA-	6 months	4.54%
Westpac	A	6 months	4.43%
BoQ	A-	6 months	4.40%
CBA	AA-	6 months	4.35%
NAB	AA-	6 months	4.30%
CBA	AA-	3 months	4.20%
Westpac	AA-	3 months	4.20%
Hume Bank	BBB+	3 months	4.20%
Suncorp	AA-	3 months	4.17%
NAB	AA-	3 months	4.10%

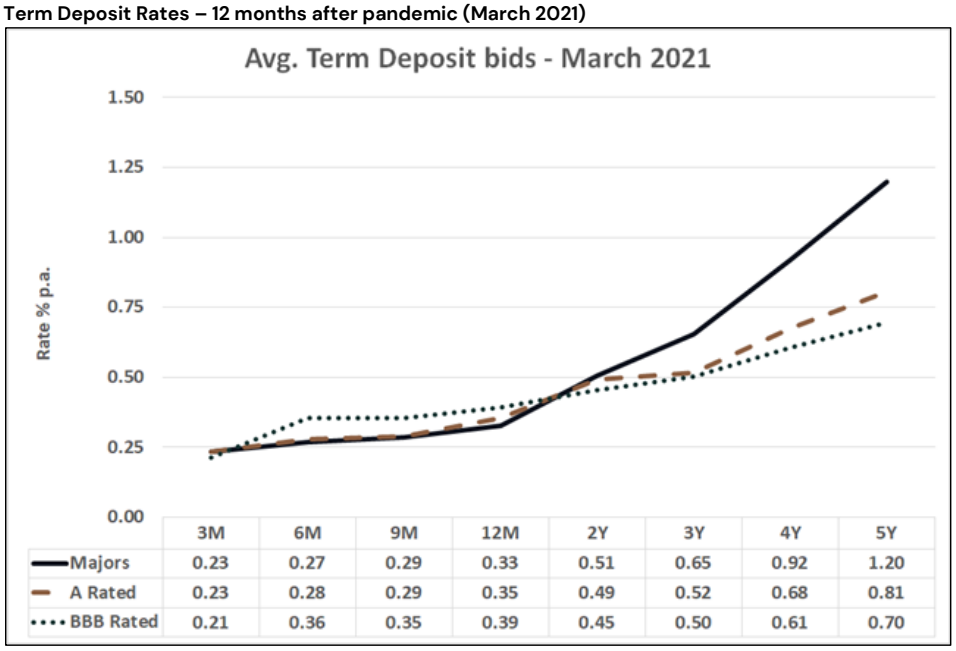
For those investors that do not require high levels of liquidity and can stagger their investments longer term, they will be rewarded over a longer-term cycle if they roll for an average min. term of 12 months, with a spread of investments out to 5 years (this is where we see current value). In a normal market environment (upward sloping yield curve), investors could earn over a cycle, on average, up to ¼-½% p.a. higher compared to those investors that entirely invest in short-dated deposits.

Investors should continue to consider allocating some longer-term surplus funds across 1-5 year fixed deposits and locking in rates above 4¼-4½% p.a. This will provide some income protection if official rates remain steady around current levels for the foreseeable future.

Term Deposits Analysis

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) during mid-2020, 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. 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 three years.

Term Deposit Rates – 12 months after pandemic (March 2021)



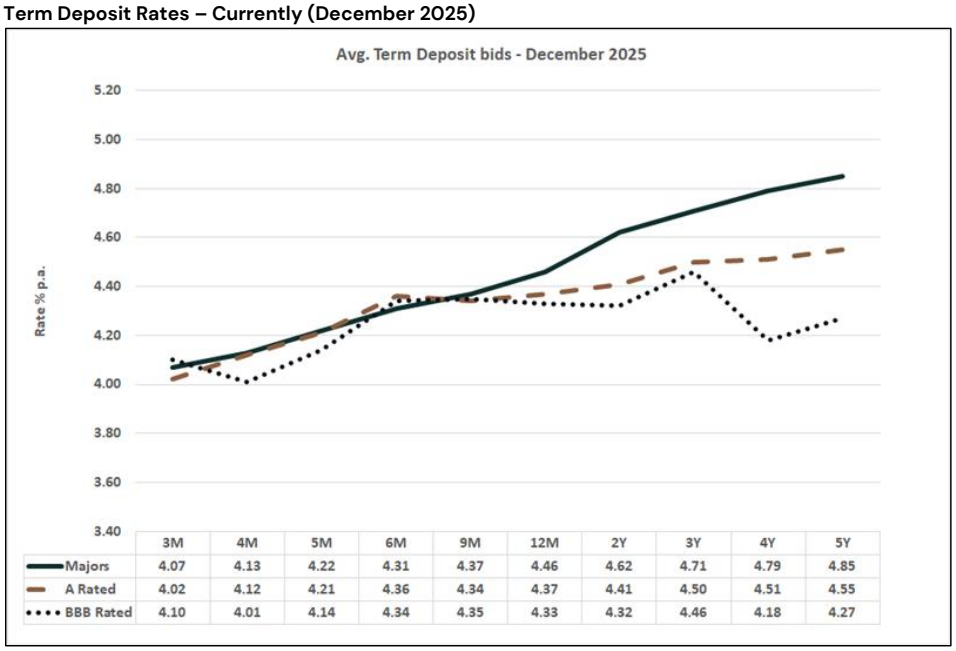
	3M	6M	9M	12M	2Y	3Y	4Y	5Y
Majors	0.23	0.27	0.29	0.33	0.51	0.65	0.92	1.20
A Rated	0.23	0.28	0.29	0.35	0.49	0.52	0.68	0.81
BBB Rated	0.21	0.36	0.35	0.39	0.45	0.50	0.61	0.70

Source: Imperium Markets

The abnormal marketplace experienced during the pandemic is starting to reverse as the competition for deposits slowly increases, partially driven by the RBA's term funding facility coming to an end. In recent months, we have started to periodically see some of the lower rated ADIs ("A" and "BBB" rated) offering slightly higher rates compared to the domestic major banks ("AA" rated) on different parts of the curve (i.e. pre-pandemic environment). Some of this has been attributed to lags in adjusting their deposit rates as some banks (mainly the lower rated ADIs) simply set their rates for the week.

Going forward, investors should have a larger opportunity to invest a higher proportion of its funds with the lower rated institutions (up to Policy limits), from which the majority are not lending to the Fossil Fuel industry or considered 'ethical'. We are slowly seeing this trend emerge, although the major banks always seem to react more quickly than the rest of the market during periods of volatility:

Term Deposit Rates – Currently (December 2025)



	3M	4M	5M	6M	9M	12M	2Y	3Y	4Y	5Y
Majors	4.07	4.13	4.22	4.31	4.37	4.46	4.62	4.71	4.79	4.85
A Rated	4.02	4.12	4.21	4.36	4.34	4.37	4.41	4.50	4.51	4.55
BBB Rated	4.10	4.01	4.14	4.34	4.35	4.33	4.32	4.46	4.18	4.27

Source: Imperium Markets

Financial Stability of the Banking (ADI) Sector

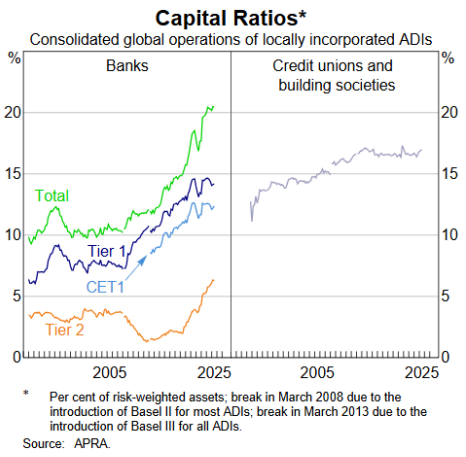
The RBA's Financial Stability reaffirms the strong balance sheet across the ADI sector. They noted that the risk of widespread financial stress remains limited due to the generally strong financial positions of most (individual) borrowers. Very few mortgage borrowers are in negative equity, limiting the impact on lenders (ADIs) in the event of default and supporting their ability to continue providing credit to the economy. Most businesses that have entered insolvency are small and have little debt, limiting the broader impact on the labour market and thus household incomes, and on the capital position of lenders (ADIs).

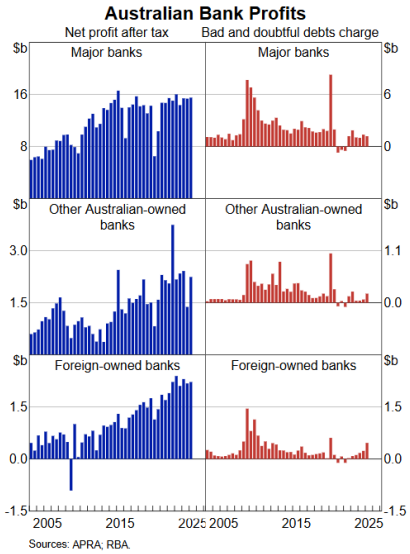
Australian banks (collectively the APRA regulated ADIs) have maintained prudent lending standards and are well positioned to continue supplying credit to the economy. A deterioration in economic conditions or temporary disruption to funding markets is unlikely to halt lending activity. Banks have anticipated an

CL26.27 - Attachment 1

increase in loan arrears and have capital and liquidity buffers well above regulatory requirements (*see Capita Ratios chart below*). APRA's mandate is to "*protect depositors*" and provide "*financial stability*".

Over the past two decades, both domestic and international banks continue to operate and demonstrate high levels of profitability (*see Australian Bank Profits chart below*), which also covers two stress-test environments being the GFC (September 2008) and the COVID pandemic period (March 2020):





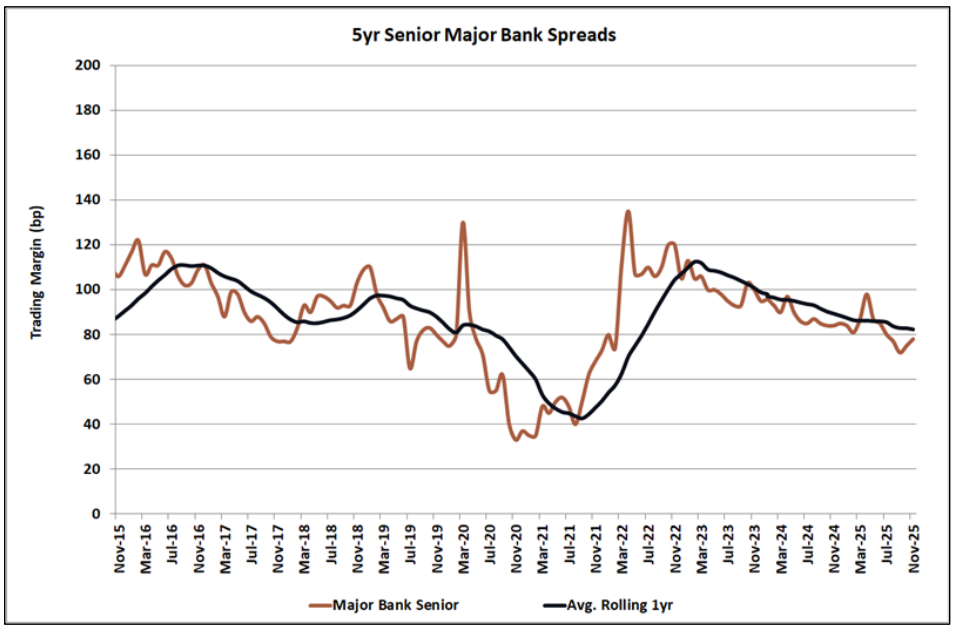
The Council of Financial Regulators (CFR) - being the Australian Prudential Regulation Authority (APRA), the Australian Securities and Investments Commission (ASIC), the Australian Treasury and the Reserve Bank of Australia (RBA), have the ultimate aim of promoting the stability of the financial system, whilst supporting effective and efficient regulation. In their latest quarterly review, the CFR agreed on the following priorities heading into 2026:

- Improving preparedness for geopolitical risks;
- Operational vulnerabilities, including cyber, third parties and AI;
- Amplification of systemic liquidity risk: further strengthening CFR and industry readiness to respond to systemic liquidity stress events; and
- High household leverage: continuing to closely monitor household leverage and bank lending standards.

The Council noted that in each of these priority areas, CFR agencies are taking forward a number of initiatives to strengthen the resilience of the financial system.

Senior FRNs Market Review

Over December, amongst the senior major bank FRNs, physical credit securities remained relatively flat at the long-end of the curve. During the month, WBC (AA-) issued a new short 1 year senior deal at +36bp,. Long-term major bank senior securities are looking 'expensive' on a historical basis, noting the 5yr margin has averaged around the +92bp level over a cycle (currently around +78bp).



Source: IBS Capital

During the month, there were minimal new issuances apart from QBank's (BBB) 2 year private placement senior FRN at +110bp. Amongst the "A" and "BBB" rated sector, the securities also remained flat at the 3-5 year part of the curve.

Overall, credit securities are slightly expensive on a historical basis but remain a good option for diversification purposes. FRNs will continue to play a role in investors' portfolios mainly based on their liquidity and the ability to roll down the curve and gross up returns over ensuing years (in a relatively stable credit environment), whilst also providing some diversification to those investors skewed towards fixed assets (and especially if the RBA's easing cycle is over).

Senior FRNs (ADIs)	31/12/2025	30/11/2025
"AA" rated – 5yrs	+78bp	+78bp
"AA" rated – 3yrs	+61bp	+61bp
"A" rated – 5yrs	+85bp	+85bp
"A" rated – 3yrs	+70bp	+70bp
"BBB" rated – 3yrs	+100bp	+105bp

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-2028 for the "AA" rated ADIs (domestic major banks);
- On or before 2026 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 challenging economic environment, any boost in overall returns should be locked in when it is advantageous to do so, particularly as switch opportunities become available.

CL26.27 - Attachment 1

Senior Fixed Bonds – ADIs (Secondary Market)

With global central banks remaining on a mild easing bias, investors may look at some opportunities in the secondary market. We currently see value in the following fixed bond lines (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
AU3CB0314763	Bendigo	A-	Senior	24/10/2028	2.82	4.79%	4.86%
AU3CB0308955	BoQ	A-	Senior	30/04/2029	3.33	5.30%	4.99%
AU3CB0319879	Nova Sco.	A-	Senior	21/03/2030	4.22	5.23%	5.34%

CL26.27 - Attachment 1

Economic Commentary

International Market

Risk markets were mixed in December after the US Fed delivered another rate cut and signalled they could potentially continue on their easing into 2026. In contrast, other global central banks (including Australia) appear to be on a mild tightening bias, with some now forecasting the next move in official rates may be up next year should inflation remain elevated. Global bonds were sold off, with yields largely rising over the month.

Across equity markets, the US S&P 500 Index marginally fell -0.05%, whilst the NASDAQ declined -2.15%. Europe's main indices provide positive returns, with gain in Germany's DAX (+2.74%), UK's FTSE (+2.17%) and France's CAC (+0.33%).

The US FOMC cut by 25bp as expected to 3.50%-3.75%, and the 2026 median dot continues to show one more cut by the end of next year, less than market pricing.

The US core PCE deflator increased by +0.2% in September, in line with forecasts, bringing the annual rate down to +2.8%. The US unemployment rate rose to 4.6% in November, a four-year high. Wage growth slowed to just +0.1% m/m and +3.5% y/y.

The Bank of Canada (BoC) kept rates on hold as widely expected. Governor Macklem noted resilience evident in the latest data but said it "*hasn't fundamentally changed our view*". Employment came in strong in November, with 53,600 positions added, pushing the unemployment rate down to 6.5%, its lowest since July 2024.

UK CPI which came in weaker than expected, with the annual headline and core measures both falling to +3.2% y/y from +3.6% and +3.4% respectively and services inflation falling to +4.4% from +4.5%.

China inflation data was near expectations. CPI jumped higher to +0.7% from +0.2% on the back of food prices going from -2.9% y/y to +0.2%. Trade data showed exports rebounded to +5.9% y/y (+4% expected) and imports disappointed at +1.9% y/y (+3.0% expected).

The OECD's global growth forecasts were little changed, seeing global GDP growth of +3.2% this year, and +2.9% next year.

The MSCI World ex-Aus Index rose +0.80% for the month of December:

Index	1m	3m	1yr	3yr	5yr	10yr
S&P 500 Index	-0.05%	+2.35%	+16.39%	+21.26%	+12.75%	+12.85%
MSCI World ex-AUS	+0.80%	+3.27%	+21.71%	+21.95%	+12.77%	+12.83%
S&P ASX 200 Accum. Index	+1.30%	+3.65%	+10.32%	+11.39%	+9.89%	+9.31%

Source: S&P, MSCI

Domestic Market

In a unanimous decision, the RBA's Monetary Policy Board left the cash rate on hold at 3.60% in December. The Statement retains the view that there remains uncertainty about the stance of monetary policy, and as always, about the outlook for economic activity and inflation too.

The unemployment rate was steady at 4.30% (4.32% unrounded) in November. That was despite some softer signs elsewhere in the report. Employment fell 21k, and the underemployment rate jumped.

Q3 GDP came in softer than expected at +0.4% q/q, versus +0.7% expected (+2.1% on an annual basis).

Dwelling prices rose by +1.0% m/m in November to be +7.5% higher over the year. Melbourne and Sydney both lagged the rest of the country, growing at +0.3% and +0.5% m/m respectively. Total dwelling approvals partially retraced the strong September result. The fall was driven by a -13.1% m/m decline in attached dwellings.

Goods trade surplus for October rose $0.7bn to $4.4bn. Exports rose +3.4% m/m, up by $1.5bn. Imports rose +2% m/m, up by $0.8bn.

The Government's Mid-Year Economic & Fiscal Outlook (MYEFO) forecasts a deficit of $36.8bn in 2025-26, a $5.4bn improvement from the March budget.

The Australian dollar rose around +2.45%, finishing the month at US66.93 cents (from US65.33 cents the previous month).

Credit Market

The global credit indices were mixed during the month. They remain near the levels seen in early-mid 2022 (prior to the rate hike cycle from most central banks):

Index	December 2025	November 2025
CDX North American 5yr CDS	56bp	52bp
iTraxx Europe 5yr CDS	51bp	54bp
iTraxx Australia 5yr CDS	63bp	69bp

Source: Markit

CL26.27 - Attachment 1

Arlo Advisory

Fixed Interest Review

Benchmark Index Returns

Index	December 2025	November 2025
Bloomberg AusBond Bank Bill Index (0+YR)	+0.13%	+0.30%
Bloomberg AusBond Composite Bond Index (0+YR)	-0.63%	-0.88%
Bloomberg AusBond Credit FRN Index (0+YR)	+0.37%	+0.34%
Bloomberg AusBond Credit Index (0+YR)	-0.25%	-0.49%
Bloomberg AusBond Treasury Index (0+YR)	-0.76%	-0.93%
Bloomberg AusBond Inflation Gov't Index (0+YR)	-1.38%	-0.76%

Source: Bloomberg

Other Key Rates

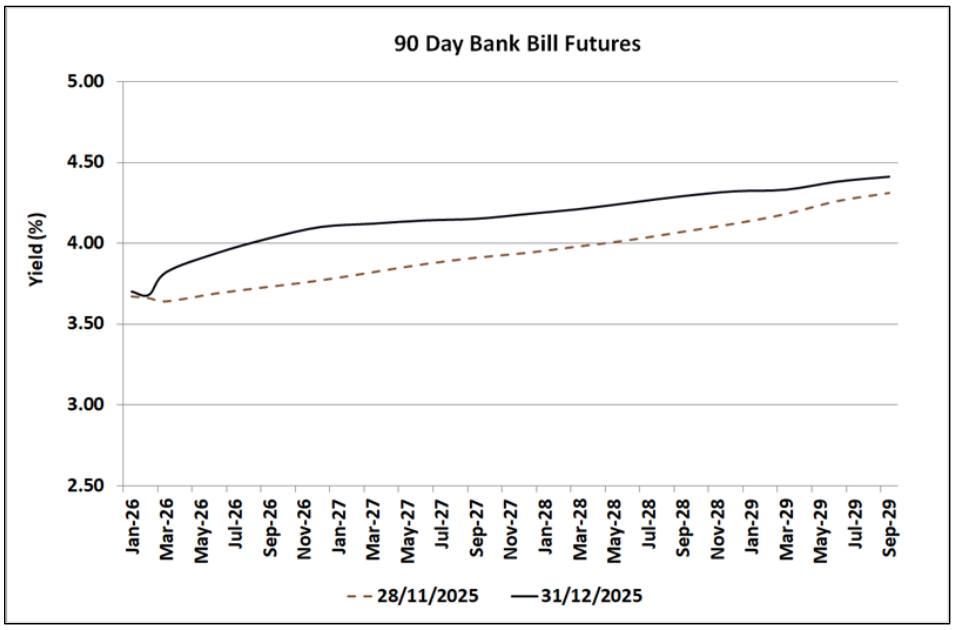
Index	December 2025	November 2025
RBA Official Cash Rate	3.60%	3.60%
90 Day (3 month) BBSW Rate	3.74%	3.66%
3yr Australian Government Bonds	4.14%	3.87%
10yr Australian Government Bonds	4.75%	4.51%
US Fed Funds Rate	3.50%-3.75%	3.75%-4.00%
2yr US Treasury Bonds	3.47%	3.47%
10yr US Treasury Bonds	4.18%	4.02%

Source: RBA, ASX, US Department of Treasury

CL26.27 - Attachment 1

90 Day Bill Futures

Bill futures rose across the board this month as the RBA moved towards a mild tightening bias. The market is now factoring up to two rate cuts in 2026, with one fully priced in by the middle of the year:



Source: ASX

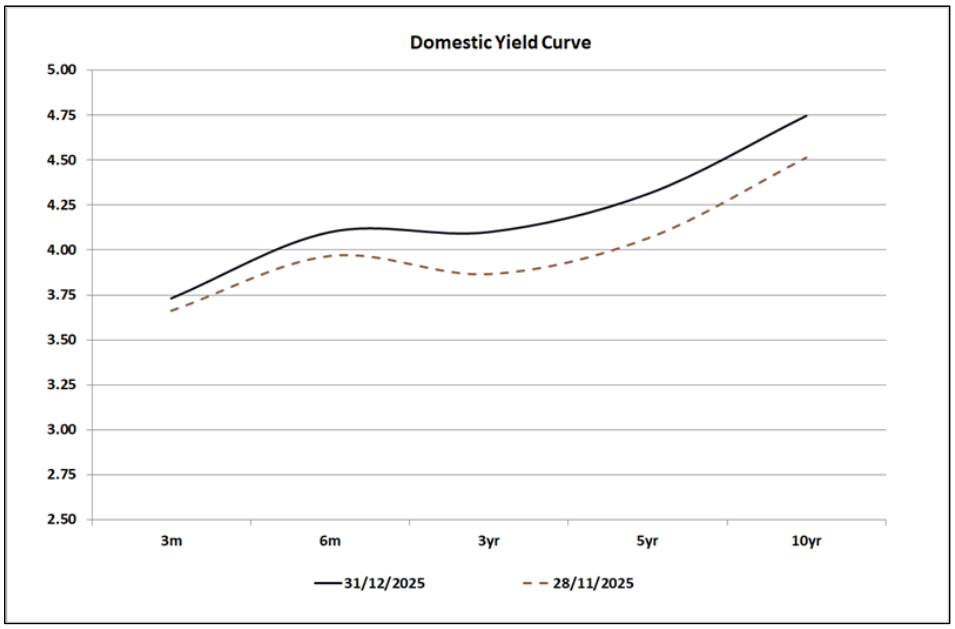
CL26.27 - Attachment 1

Fixed Interest Outlook

After cutting rates in December, the US FOMC participant projections reinforce the disagreement within the committee. Three participants anticipated rates should be at 3.75%-4.00% and two thought they would end 2028 at that level. The bulk of the committee sees rates ending next year at 3.00%-3.25% and 3.50%-3.75%. The median dot for 2027 and 2028 remained at 3.00%-3.25%. US Fed Chair Powell said he does not think a hike is anyone's base case next move. He said "*what you see is some people feel we should stop here and that we're at the right place and just wait. Some feel we should cut once or more this year and next…. it is either holding here or cutting a little or cutting more than a little*".

Domestically, the RBA Monetary Policy Board delivered a short Statement after its meeting in December, reflecting a shift in the distribution of risks to both inflation and growth. This represents a further step in a hawkish direction and sets the RBA up to deliver a February rate hike should there be more evidence of a growth pick up and, or evidence that inflationary pressures are persisting. They are evidently now on a tightening bias.

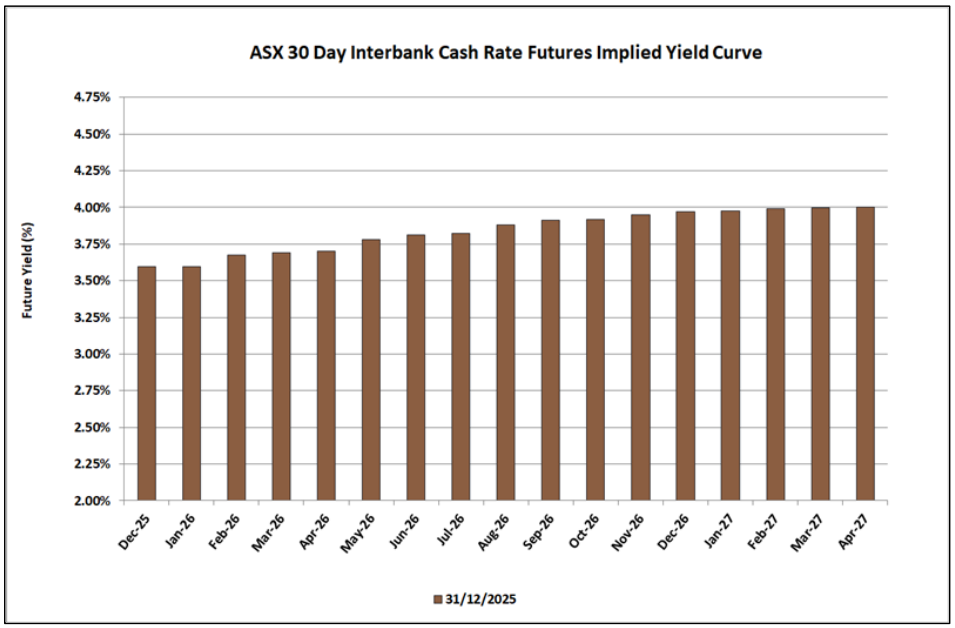
Yields rose up to 23bp at the longer-end of the curve this month:



Source: ASX, RBA

CL26.27 - Attachment 1

Financial markets are now pricing up to two rate hikes by the end of 2026, with February a 'live' meeting:



Source: ASX

DISCLAIMER

This document has been prepared by Arlo Advisory Pty Ltd ("Arlo"), ABN 55 668 191 795, an authorised representative of InterPrac Financial Planning Pty Ltd (ABN 14 076 093 680) AFS Licence No. 246638. Arlo provides fixed income investment advisory services to wholesale investors only. The information in this document is intended solely for your use. This document may not otherwise be reproduced and must not be distributed or transmitted to any other person or used in any way without the express approval of Arlo.

General Advice Warning

The information contained in this document is general in nature and does not take into account your individual investment objectives and adopted policy mandate. Arlo monitors the fixed income market and recommends the best rates currently available to the investors. You are responsible for deciding whether our recommendations are appropriate for your particular investment needs, objectives and financial situation and for implementing your decisions.

Accuracy & Reliability of Information

Arlo sources and uses information provided by third parties from time to time, including from Imperium Markets Pty Ltd ABN 87 616 579 527, a sister company of Arlo. Although every effort has been made to verify the accuracy of the information contained in this document, Arlo, its officers, employees and agents disclaim all liability (except for any liability which by law cannot be excluded), for any error, inaccuracy in, or omission from the information contained in this document or any loss or damage suffered by any person directly or indirectly through relying on this information.

CL26.27 - Attachment 1

Statement of Investments

as at 31 December 2025

Portfolio by Asset as at 31/12/2025

Asset Type: CASH

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
State Insurance Regulatory Authority	AA+	CASH	GENERAL	Monthly	31/12/2025	31/12/2025	0.0000	6,675,000.00	6,675,000.00
AMP Bank	BBB+	CASH	GENERAL	Monthly	31/12/2025	31/12/2025	3.9500	19,958.80	19,958.80
AMP Bank	BBB+	CASH	GENERAL	Monthly	31/12/2025	31/12/2025	2.5000	865.29	865.29
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	31/12/2025	31/12/2025	3.7000	40,775,544.12	40,775,544.12
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	31/12/2025	31/12/2025	0.0000	7,308,808.14	7,308,808.14
CASH SUBTOTALS								**54,780,176.35**	**54,780,176.35**

Asset Type: TD

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
NAB	AA-	TD	GENERAL	At Maturity	12/12/2024	07/01/2026	4.9300	5,000,000.00	5,000,000.00
BOQ	A-	TD	GENERAL	At Maturity	10/07/2025	12/01/2026	4.2400	5,000,000.00	5,000,000.00
Bendigo and Adelaide	A-	TD	GENERAL	At Maturity	16/07/2025	15/01/2026	4.1900	5,000,000.00	5,000,000.00
Suncorp Bank	AA-	TD	GENERAL	At Maturity	02/04/2025	04/02/2026	4.7800	5,000,000.00	5,000,000.00
NAB	AA-	TD	GENERAL	At Maturity	21/02/2025	18/02/2026	4.6900	5,000,000.00	5,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	01/03/2024	04/03/2026	4.9500	3,000,000.00	3,000,000.00
Suncorp Bank	AA-	TD	GENERAL	At Maturity	12/03/2025	12/03/2026	4.5900	5,000,000.00	5,000,000.00

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
Suncorp Bank	AA-	TD	GENERAL	At Maturity	28/03/2025	30/03/2026	4.7000	5,000,000.00	5,000,000.00
Suncorp Bank	AA-	TD	GENERAL	At Maturity	02/04/2025	02/04/2026	4.7000	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	31/07/2025	08/04/2026	4.1700	5,000,000.00	5,000,000.00
BOQ	A-	TD	GENERAL	At Maturity	14/10/2025	14/04/2026	4.3400	5,000,000.00	5,000,000.00
NAB	AA-	TD	GENERAL	At Maturity	09/05/2025	06/05/2026	4.1000	5,000,000.00	5,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	At Maturity	03/06/2025	03/06/2026	4.1300	5,000,000.00	5,000,000.00
NAB	AA-	TD	GENERAL	At Maturity	12/06/2025	12/06/2026	4.1700	5,000,000.00	5,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	At Maturity	10/07/2025	10/07/2026	4.1400	5,000,000.00	5,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	At Maturity	15/07/2025	15/07/2026	4.1300	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	31/07/2025	31/07/2026	4.1700	5,000,000.00	5,000,000.00
NAB	AA-	TD	GENERAL	At Maturity	06/08/2025	06/08/2026	4.1600	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	Annual	18/08/2025	18/08/2026	4.1200	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	21/08/2025	21/08/2026	4.1300	10,000,000.00	10,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	28/08/2025	28/08/2026	4.1400	10,000,000.00	10,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	05/09/2025	07/09/2026	4.1800	10,000,000.00	10,000,000.00
NAB	AA-	TD	GENERAL	At Maturity	29/09/2025	29/09/2026	4.3000	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	14/10/2025	14/10/2026	4.2000	10,000,000.00	10,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	11/11/2025	11/11/2026	4.3500	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	24/11/2025	24/11/2026	4.3700	5,000,000.00	5,000,000.00

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
Suncorp Bank	AA-	TD	GENERAL	At Maturity	10/12/2025	10/12/2026	4.6600	10,000,000.00	10,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	16/12/2025	16/12/2026	4.6300	10,000,000.00	10,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	18/12/2025	18/12/2026	4.6300	10,000,000.00	10,000,000.00
NAB	AA-	TD	GENERAL	Annual	01/03/2024	15/12/2027	4.7000	3,000,000.00	3,000,000.00
TD SUBTOTALS								**181,000,000.00**	**181,000,000.00**

Asset Type: FRN

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
Suncorp Bank	AA-	FRN	GENERAL	Quarterly	24/02/2021	24/02/2026	4.1025	2,099,447.70	2,100,000.00
HSBC Bank, Sydney Branch	AA-	FRN	GENERAL	Quarterly	03/03/2023	03/03/2028	4.7184	2,016,014.00	2,000,000.00
Suncorp Bank	AAA	FRN	GENERAL	Quarterly	12/07/2023	12/07/2028	4.6250	2,022,304.00	2,000,000.00
Commonwealth Bank	AA-	FRN	GENERAL	Quarterly	17/08/2023	17/08/2028	4.6025	1,008,912.00	1,000,000.00
Bendigo and Adelaide	A-	FRN	GENERAL	Quarterly	24/10/2024	24/10/2028	4.4737	603,222.00	600,000.00
BOQ	A-	FRN	GENERAL	Quarterly	20/11/2025	20/11/2028	4.4112	4,000,152.00	4,000,000.00
ANZ Bank	AA-	FRN	GENERAL	Quarterly	05/02/2024	05/02/2029	4.6049	2,523,487.50	2,500,000.00
Rabobank Australia Branch	A+	FRN	GENERAL	Quarterly	26/02/2024	26/02/2029	4.6861	2,020,114.00	2,000,000.00
Suncorp Bank	AA-	FRN	GENERAL	Quarterly	19/03/2024	19/03/2029	4.7075	1,260,422.50	1,250,000.00

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
Rabobank Australia Branch	A+	FRN	GENERAL	Quarterly	17/07/2024	17/07/2029	4.4075	1,308,351.20	1,300,000.00
ING Bank (Australia) Ltd	A	FRN	GENERAL	Quarterly	20/08/2024	20/08/2029	4.6612	2,722,936.50	2,700,000.00
NAB	AA-	FRN	GENERAL	Quarterly	14/11/2024	14/11/2029	4.4749	1,507,113.00	1,500,000.00
Commonwealth Bank	AA-	FRN	GENERAL	Quarterly	09/01/2025	09/01/2030	4.4190	2,513,610.00	2,500,000.00
Suncorp Bank	AA-	FRN	GENERAL	Quarterly	21/05/2025	21/05/2030	4.5835	2,414,786.40	2,400,000.00
Westpac	AA-	FRN	GENERAL	Quarterly	19/06/2025	19/06/2030	4.5575	4,017,872.00	4,000,000.00
ING Bank (Australia) Ltd	AAA	FRN	GENERAL	Quarterly	15/08/2025	15/08/2030	4.4325	2,007,036.00	2,000,000.00
FRN SUBTOTALS								**34,045,780.80**	**33,850,000.00**

Portfolio by Asset Totals as at 31/12/2025

Type	Capital Value ($)	Face Value ($)
CASH	54,780,176.35	54,780,176.35
TD	181,000,000.00	181,000,000.00
FRN	34,045,780.80	33,850,000.00
TOTALS	**269,825,957.15**	**269,630,176.35**

Monthly Investment Review

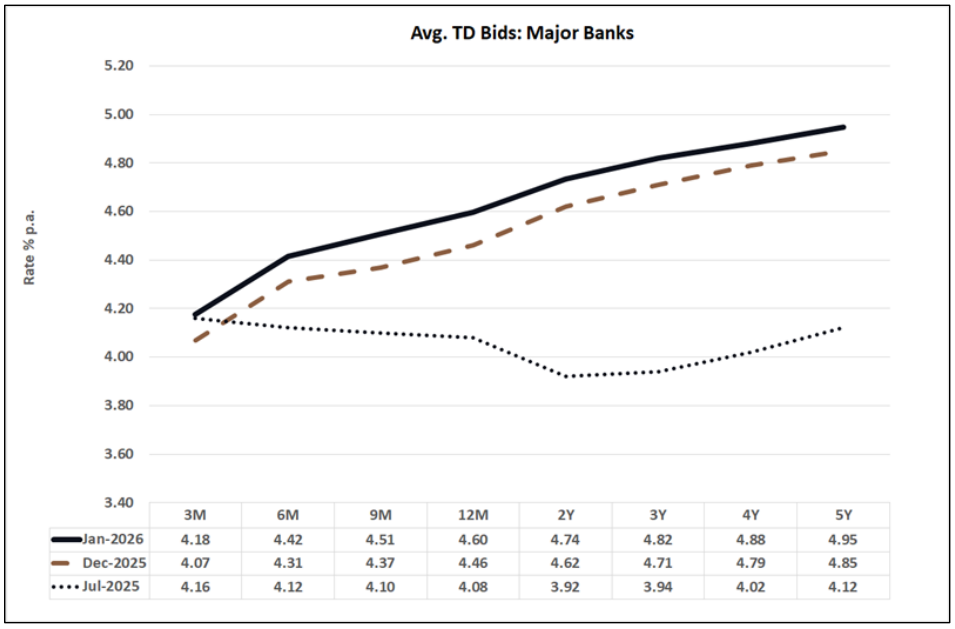
January 2026

Arlo Advisory Pty Ltd
ABN: 55 668 191 795
Authorised Representative of InterPrac Financial Planning Pty Ltd
AFSL 246 638
Phone: +61 2 9053 2987
Email: michael.chandra@arloadvisory.com.au / melissa.villamin@arloadvisory.com.au
Level 3, Suite 304, 80 Elizabeth Street, Sydney NSW 2000

Market Update Summary

Financial markets were positive in January on the back of strong corporate earnings, ongoing investment and demand in the AI sector, as well as market optimism on expectation that the US Fed will continue cutting official interest rates later this year.

In the deposit market, over January, the average deposit rates offered by the domestic major banks was up to ~15bp higher compared to where they were the previous month (December). The market is now factoring up to two rate hikes in 2026 after recent signs on inflation spiking and the labour market remaining tight. At the longer-end of the curve (1-5 years), the average rates were ~10bp compared to where they were the previous month, with the market expecting official rates to be slightly higher in coming years.



	3M	6M	9M	12M	2Y	3Y	4Y	5Y
Jan-2026	4.18	4.42	4.51	4.60	4.74	4.82	4.88	4.95
Dec-2025	4.07	4.31	4.37	4.46	4.62	4.71	4.79	4.85
Jul-2025	4.16	4.12	4.10	4.08	3.92	3.94	4.02	4.12

Source: Imperium Markets

CL26.28 - Attachment 1

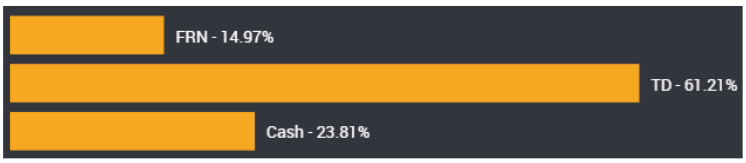
Shoalhaven City Council 's Portfolio & Compliance

Asset Allocation

The majority of the portfolio is directed to fixed term deposits and cash or cash notice accounts. The remainder of the portfolio is directed to liquid senior FRNs.

Senior FRNs are currently considered 'expensive' on a historical basis but new issuances should continue to be considered on a case by case scenario for diversification purposes (duration and asset type). In the interim, staggering a mix of fixed deposits between 12 months to 3 years remains a more optimal strategy for the 'core' assets to maximise returns over a longer-term cycle, which can be supplemented by investing a small proportion of surplus funds in senior FRNs.

Should inflation be within the RBA's target band of 2-3% over the longer-term, fixed assets yielding above 4½% p.a. for 1-3 years or higher should outperform benchmark and remains acceptable.



CL26.28 - Attachment 1

Term to Maturity

All maturity limits (minimum and maximum) comply with the Investment Policy. There is only ~1% assets maturing in the Short-Medium Term (1-2 years). We recommend additional diversification by allocating some surplus funds into this horizon.

Any funds excess to surplus requirements should be placed in longer-dated tenors between 1-3 years across fixed assets along with any attractive new FRNs (3-5 years) as they come to market (refer to respective sections below).

Compliant	Horizon	Invested ($)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available ($)
✓	0 - 90 days	$104,678,951	38.60%	0%	100%	$166,506,751
✓	91 - 365 days	$125,000,000	46.09%	0%	100%	$146,185,702
✓	1 - 2 years	$3,000,000	1.11%	0%	70%	$186,829,991
✓	2 - 5 years	$38,506,751	14.20%	0%	50%	$97,086,100
✓	5 - 10 years	$0	0.00%	0%	25%	$67,796,425
		$271,185,702	**100.00%**			

CL26.28 - Attachment 1

Counterparty

As at the end of January 2026, all counterparty exposures comply within the Policy limits. 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 ($)	Invested (%)	Max. Limit (%)	Available ($)
✓	ING Cov	AAA	$2,009,708	0.74%	100.00%	$269,175,994
✓	Suncorp Cov	AAA	$2,022,718	0.75%	100.00%	$269,162,984
✓	NSW SIRA	AA+	$6,675,000	2.46%	100.00%	$264,510,702
✓	ANZ	AA-	$38,308,072	14.13%	100.00%	$232,877,630
✓	CBA	AA-	$67,926,607	25.05%	100.00%	$203,259,095
✓	HSBC Bank	AA-	$2,019,290	0.74%	100.00%	$269,166,412
✓	NAB	AA-	$29,509,480	10.88%	100.00%	$241,676,222
✓	Westpac	AA-	$69,024,028	25.45%	100.00%	$202,161,674
✓	Rabobank	A+	$3,333,968	1.23%	100.00%	$267,851,733
✓	ING Bank	A	$40,726,414	15.02%	100.00%	$230,459,287
✓	Bendigo	A-	$603,967	0.22%	20.00%	$53,633,173
✓	BOQ	A-	$9,005,624	3.32%	20.00%	$45,231,516
✓	AMP Bank	BBB+	$20,826	0.01%	5.00%	$13,538,460
			$271,185,702	**100.00%**		

CL26.28 - Attachment 1

Credit Quality

The portfolio is well diversified from a credit ratings perspective. The portfolio is entirely invested amongst the investment grade ADIs (BBB+ or higher). All ratings categories are within the Policy limits:

Compliant	Credit Rating	Invested $	Invested %	Max Limit %	Available
✓	AAA Category	$4,032,426	1%	100%	$267,153,276
✓	AA Category	$213,462,476	79%	100%	$57,723,225
✓	A+ to A Category	$44,060,382	16%	100%	$227,125,319
✓	A- Category	$9,609,591	4%	40%	$98,864,689
✓	BBB+ to BBB Category	$20,826	0%	30%	$81,334,885
✓	BBB- & NR ADIs	$0	0%	5%	$13,559,285
✓	TCorp LTGF	$0	0%	100%	$271,185,702
		$271,185,702	**100.00%**		

CL26.28 - Attachment 1

Performance

Council's performance for the month ending January 2026 (excluding cash) is summarised as follows:

Performance (Actual)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	0.30%	0.90%	1.80%	2.13%	3.78%
AusBond Bank Bill Index	0.30%	0.91%	1.83%	2.14%	3.89%
T/D Portfolio	0.38%	1.10%	2.22%	2.62%	4.65%
FRN Portfolio	0.39%	1.18%	2.32%	2.71%	4.63%
Council's Total Portfolio^	**0.38%**	**1.11%**	**2.23%**	**2.62%**	**4.60%**
Relative (to Bank Bills)	**0.07%**	**0.20%**	**0.40%**	**0.48%**	**0.71%**

^Council's total portfolio returns excludes Council's cash account holdings.

Performance (Annualised)	1 month	3 months	6 months	FYTD	1 year
Official Cash Rate	3.60%	3.60%	3.60%	3.64%	3.78%
AusBond Bank Bill Index	3.64%	3.67%	3.67%	3.66%	3.89%
T/D Portfolio	4.51%	4.43%	4.46%	4.49%	4.65%
FRN Portfolio	4.70%	4.78%	4.65%	4.64%	4.63%
Council's Total Portfolio^	**4.55%**	**4.48%**	**4.47%**	**4.49%**	**4.60%**
Relative (to Bank Bills)	**0.91%**	**0.81%**	**0.80%**	**0.83%**	**0.71%**

^Council's total portfolio returns excludes Council's cash account holdings.

For the month of January, the total portfolio (excluding cash) provided a return of +0.38% (actual) or +4.55% p.a. (annualised), outperforming the benchmark AusBond Bank Bill Index return of +0.30% (actual) or +3.64% p.a. (annualised). The longer-term positive performance continues to be anchored by the handful of deposits that were originally placed for terms greater than 12 months.

Recommendations for Council

AMP Business Saver & Notice Account

We note the AMP Business Saver and AMP 31 Day Notice Account are now sub optimal investments given the rise in deposit yields in recent months. We recommend switching into short-dated fixed deposits with the major banks yielding a considerably higher rate of return, or simply just redeem to replenish capital reserves.

Term Deposits

As at the end of January 2026, Council's **deposit** portfolio was yielding 4.37% p.a. (down 1bp from the previous month), with a weighted average duration of ~196 days (~6½ months). We recommend extending the weighted average duration closer to 9-12 months to optimise returns in the long-run.

Going forward, a more optimal strategy would be staggering deposits across 1-5 year terms – this is likely to earn up to ¼-½% p.a. higher compared to shorter tenors in a normal market environment. Despite the possibility of a few rate hikes in 2026, locking in rates above 4¾-5% p.a. across 1-3 year tenors (small proportion of surplus funds) should still outperform benchmark in the long-run, on assumption that the RBA can contain inflation within their 2-3% target band.

Please refer to the section below for further details on the Term Deposit market.

Securities

Primary (new) **FRNs** (with maturities between 3-5 years) are expensive on a historical basis but remains an option (particularly for those investors with portfolios skewed towards fixed assets) and should be considered on a case by case scenario. **Fixed Bonds** may also provide attractive opportunities from new (primary and secondary) issuances.

CL26.28 - Attachment 1

Council's FRN Portfolio

We recommend that Council retains most its FRNs at this stage. We will continue to monitor them individually and will advise when it is appropriate to sell to boost the overall returns of the portfolio in future. (We also remind Council that FRNs can also be sold in the case of an emergency for cash flow purposes).

The following FRNs (unrealised gains of ~$79k) are up for consideration to be sold over the next few months. We recommend switching into a new attractive FRN when available or otherwise, medium-term fixed deposits (1-3 years) or fixed bonds yielding above 4½% p.a.

Issuer	Rating	Maturity Date	ISIN	Face Value	Trading Margin	Capital Price ($)	Unrealised Gain ($)
CBA	AA-	17/08/2028	AU3FN0080396	$1,000,000	+51.5bp	$100.998	$9,975
SUNCORP	AAA	12/07/2028	AU3FN0079406	$2,000,000	+53.5bp	$101.136	$22,718
HBA	AA-	03/03/2028	AU3FN0075792	$2,000,000	+54.0bp	$100.965	$19,290
ANZ	AA-	05/02/2029	AU3FN0084398	$2,500,000	+55.5bp	$101.090	$27,255

CL26.28 - Attachment 1

Term Deposit Market Review

Current Term Deposits Rates

As at the end of January, we see value in the following:

ADI	LT Credit Rating	Term	Rate % p.a.
ING	A	5 years	5.14%
Westpac	AA-	5 years	5.01%
NAB	AA-	5 years	5.00%
ICBC Sydney	A	5 years	4.80%
ING	A	4 years	5.05%
NAB	AA-	4 years	4.95%
Westpac	AA-	4 years	4.94%
ING	A	3 years	4.98%
NAB	AA-	3 years	4.90%
Westpac	AA-	3 years	4.80%
BankVic	BBB+	3 years	4.80%
ING	A	2 years	4.92%
NAB	AA-	2 years	4.91%
Westpac	AA-	2 years	4.82%
BankVic	BBB+	2 years	4.80%

The above deposits are suitable for investors looking to maintain diversification and lock-in a slight 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 (*we stress that rates are indicative, dependent on daily funding requirements and different for industry segments*):

CL26.28 - Attachment 1

ADI	LT Credit Rating	Term	Rate % p.a.
ING	A	12 months	4.78%
Westpac	AA-	12 months	4.76%
ICBC Sydney	A	12 months	4.75%
CBA	AA-	12 months	4.72%
NAB	AA-	12 months	4.70%
Westpac	AA-	9 months	4.70%
CBA	AA-	9 months	4.63%
ING	A	9 months	4.61%
MyState Bank	BBB	9 months	4.60%
NAB	AA-	9 months	4.58%
MyState Bank	BBB	6 months	4.60%
Westpac	AA-	6 months	4.59%
ANZ	AA-	6 months	4.57%
CBA	AA-	6 months	4.51%
Suncorp	AA-	6 months	4.50%
Heritage Bank	BBB+	3 months	4.40%
CBA	AA-	3 months	4.32%
Westpac	AA-	3 months	4.31%
MyState Bank	BBB	3 months	4.30%
ANZ	AA-	3 months	4.29%

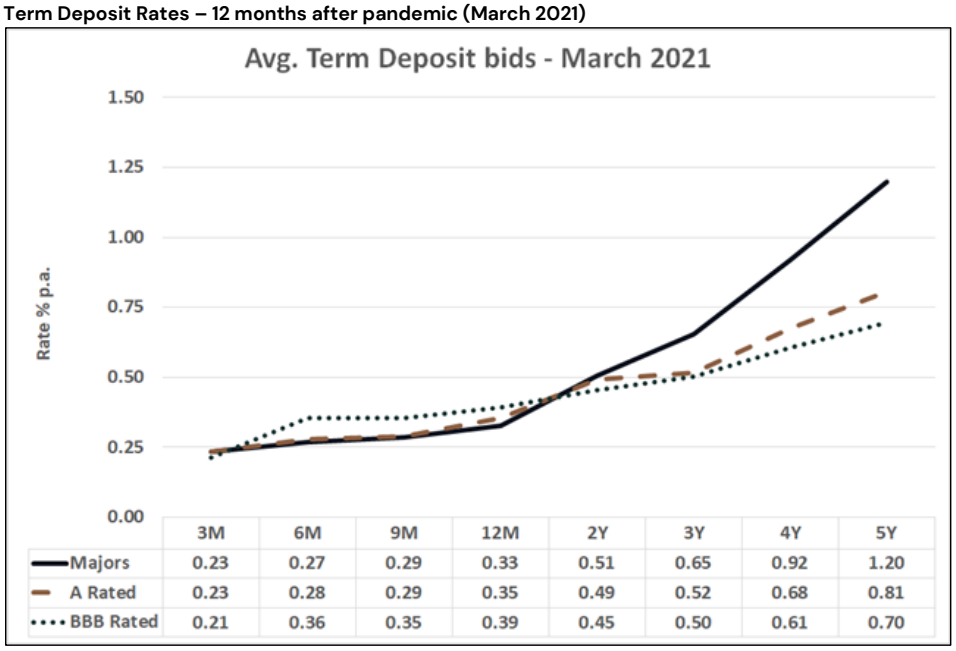
For those investors that do not require high levels of liquidity and can stagger their investments longer term, they will be rewarded over a longer-term cycle if they roll for an average min. term of 12 months, with a spread of investments out to 5 years (this is where we see current value). In a normal market environment (upward sloping yield curve), investors could earn over a cycle, on average, up to ¼-½% p.a. higher compared to those investors that entirely invest in short-dated deposits.

Despite the potential for a few rate hikes to get inflation under control, investors should consider allocating some longer-term surplus funds and undertake an insurance policy by investing across 1-5 year fixed deposits and locking in rates above 4½% p.a. This will provide some income protection if official rates remain steady over a cycle.

Term Deposits Analysis

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) during mid-2020, 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. 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 three years.

Term Deposit Rates – 12 months after pandemic (March 2021)



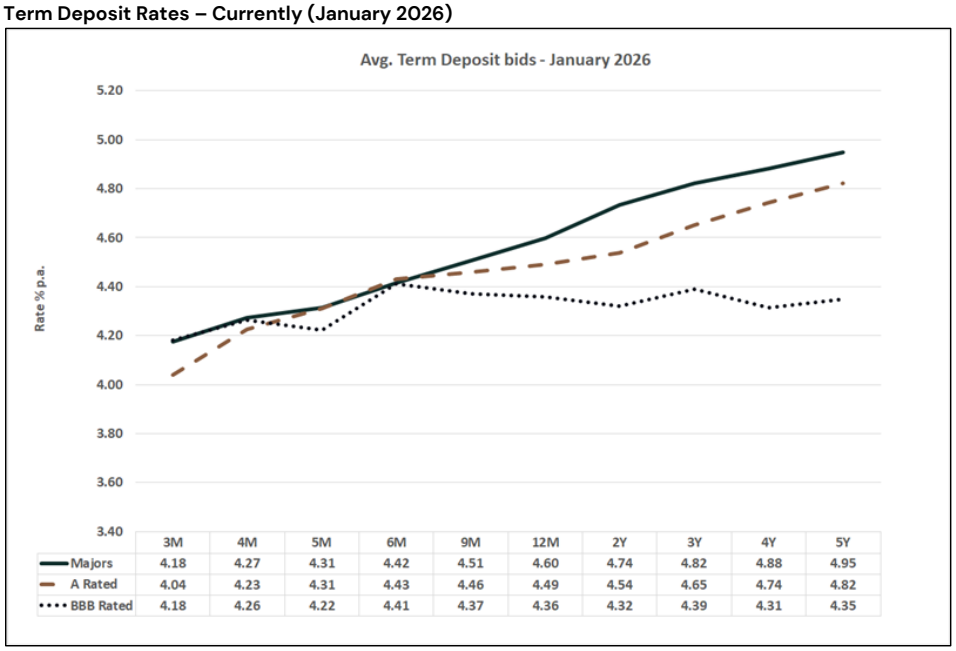
	3M	6M	9M	12M	2Y	3Y	4Y	5Y
Majors	0.23	0.27	0.29	0.33	0.51	0.65	0.92	1.20
A Rated	0.23	0.28	0.29	0.35	0.49	0.52	0.68	0.81
BBB Rated	0.21	0.36	0.35	0.39	0.45	0.50	0.61	0.70

Source: Imperium Markets

The abnormal marketplace experienced during the pandemic is starting to reverse as the competition for deposits slowly increases, partially driven by the RBA's term funding facility coming to an end. In recent months, we have started to periodically see some of the lower rated ADIs ("A" and "BBB" rated) offering slightly higher rates compared to the domestic major banks ("AA" rated) on different parts of the curve (i.e. pre-pandemic environment). Some of this has been attributed to lags in adjusting their deposit rates as some banks (mainly the lower rated ADIs) simply set their rates for the week.

Going forward, investors should have a larger opportunity to invest a higher proportion of its funds with the lower rated institutions (up to Policy limits), from which the majority are not lending to the Fossil Fuel industry or considered 'ethical'. We are slowly seeing this trend emerge, although the major banks always seem to react more quickly than the rest of the market during periods of volatility:

Term Deposit Rates – Currently (January 2026)



	3M	4M	5M	6M	9M	12M	2Y	3Y	4Y	5Y
Majors	4.18	4.27	4.31	4.42	4.51	4.60	4.74	4.82	4.88	4.95
A Rated	4.04	4.23	4.31	4.43	4.46	4.49	4.54	4.65	4.74	4.82
BBB Rated	4.18	4.26	4.22	4.41	4.37	4.36	4.32	4.39	4.31	4.35

Source: Imperium Markets

Financial Stability of the Banking (ADI) Sector

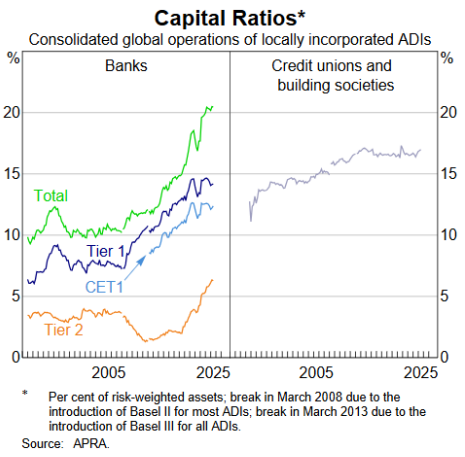
The RBA's Financial Stability reaffirms the strong balance sheet across the ADI sector. They noted that the risk of widespread financial stress remains limited due to the generally strong financial positions of most (individual) borrowers. Very few mortgage borrowers are in negative equity, limiting the impact on lenders (ADIs) in the event of default and supporting their ability to continue providing credit to the economy. Most businesses that have entered insolvency are small and have little debt, limiting the broader impact on the labour market and thus household incomes, and on the capital position of lenders (ADIs).

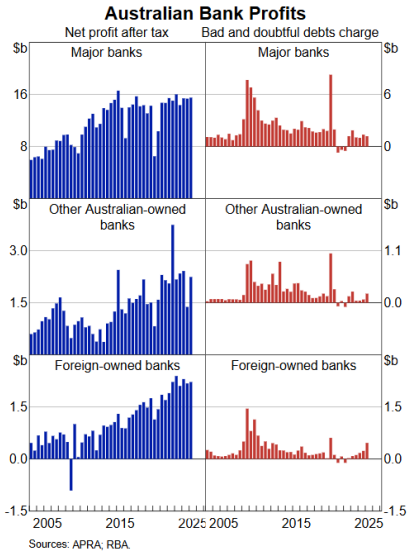
Australian banks (collectively the APRA regulated ADIs) have maintained prudent lending standards and are well positioned to continue supplying credit to the economy. A deterioration in economic conditions or temporary disruption to funding markets is unlikely to halt lending activity. Banks have anticipated an

CL26.28 - Attachment 1

increase in loan arrears and have capital and liquidity buffers well above regulatory requirements (*see Capita Ratios chart below*). APRA's mandate is to "*protect depositors*" and provide "*financial stability*".

Over the past two decades, both domestic and international banks continue to operate and demonstrate high levels of profitability (*see Australian Bank Profits chart below*), which also covers two stress-test environments being the GFC (September 2008) and the COVID pandemic period (March 2020):





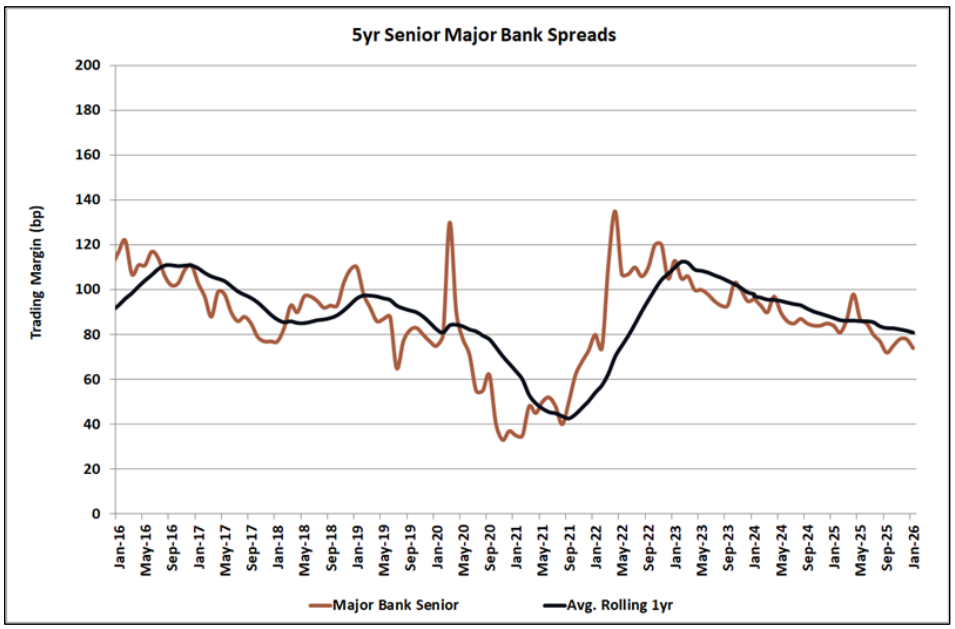
The Council of Financial Regulators (CFR) - being the Australian Prudential Regulation Authority (APRA), the Australian Securities and Investments Commission (ASIC), the Australian Treasury and the Reserve Bank of Australia (RBA), have the ultimate aim of promoting the stability of the financial system, whilst supporting effective and efficient regulation. In their latest quarterly review, the CFR agreed on the following priorities heading into 2026:

- Improving preparedness for geopolitical risks;
- Operational vulnerabilities, including cyber, third parties and AI;
- Amplification of systemic liquidity risk: further strengthening CFR and industry readiness to respond to systemic liquidity stress events; and
- High household leverage: continuing to closely monitor household leverage and bank lending standards.

The Council noted that in each of these priority areas, CFR agencies are taking forward a number of initiatives to strengthen the resilience of the financial system.

Senior FRNs Market Review

Over January, amongst the senior major bank FRNs, physical credit securities tightened up to 4bp at the long-end of the curve. During the month, CBA (AA-) issued a new 5 year senior security at +74bp. Long-term major bank senior securities are looking 'expensive' on a historical basis, noting the 5yr margin has averaged around the +92bp level over a cycle (currently around +74bp).



Source: IBS Capital

During the month, there were a few issuances to start off the calendar year:

- OCBC, Sydney Branch (AA-) 3 year senior FRN at +60bp
- Newcastle Greater Mutual (BBB+) 5 year senior FRN at +113bp
- Rabobank Australia (A+) 5 year senior security at +75bp
- Mizuho, Sydney Branch (A) 3 year senior FRN at +58bp
- UOB, Sydney Branch (AA-) 5 year senior security at +72bp

Amongst the "A" and "BBB" rated sector, the securities tightened up to at the 3-5 year part of the curve.

Overall, credit securities are slightly expensive on a historical basis but remain a good option for diversification purposes. FRNs will continue to play a role in investors' portfolios mainly based on their liquidity and the ability to roll down the curve and gross up returns over ensuing years (in a relatively stable credit environment), whilst also providing some diversification to those investors skewed towards fixed assets (and especially if the RBA's easing cycle is over).

Senior FRNs (ADIs)	31/01/2026	31/12/2025
"AA" rated – 5yrs	+74bp	+78bp
"AA" rated – 3yrs	+59bp	+61bp
"A" rated – 5yrs	+80bp	+85bp
"A" rated – 3yrs	+65bp	+70bp
"BBB" rated – 3yrs	+95bp	+100bp

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 early-2029 for the "AA" rated ADIs (domestic major banks);
- On or before early 2027 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 challenging economic environment, any boost in overall returns should be locked in when it is advantageous to do so, particularly as switch opportunities become available.

Senior Fixed Bonds – ADIs (Secondary Market)

Investors may look at some opportunities in the secondary market. We currently see value in the following fixed bond lines (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
AU3CB0314763	Bendigo	A-	Senior	24/10/2028	2.73	4.79%	4.97%
AU3CB0308955	BoQ	A-	Senior	30/04/2029	3.24	5.30%	5.11%
AU3CB0319879	Nova Sco.	A-	Senior	21/03/2030	4.14	5.23%	5.41%

CL26.28 - Attachment 1

Economic Commentary

International Market

Financial markets were positive in January on the back of strong corporate earnings, ongoing investment and demand in the AI sector, as well as market optimism on expectation that the US Fed will continue cutting official interest rates later this year.

Across equity markets, the US S&P 500 Index gained +1.37%, whilst the NASDAQ added +0.95%. The UK's FTSE index climbed above 10,000 points for the first time, passing a significant stock market milestone, on the first trading day of the calendar year. Europe's main indices were mixed, with gains in UK's FTSE (+2.80%) and Germany's DAX (0.28%), whilst France's CAC (-0.15%) marginally fell.

The US FOMC kept rates unchanged at 3.50%-3.75% as expected, although the decision was not unanimous, with two members opting for a 25bp cut.

US headline CPI for December rose +0.3% m/m and +2.7% y/y as expected, but core came in at +0.24% m/m and +2.6% y/y, which was lower than expectations. Overall payrolls in the US showed a gain of +50k in December, with +76k of downward revision for the prior two months. The unemployment rate for December was revised down to 4.4% from 4.5% (November was also revised down from 4.6% to 4.5%).

The Bank of Canada (BoC) left their policy rate on hold at 2.25% as widely expected. Canada's unemployment rate jumped to 6.8% from 6.5%, so reversing half of the October-November fall from 7.1%. Headline CPI for December came in at +2.4% y/y, up from +2.2% y/y in November. The average of the two core measures fell to +2.7% y/y and +2.8% y/y respectively.

In the UK, November monthly GDP surprised to the upside with a +0.3% m/m rise against a +0.1% consensus and after a -0.1% contraction in October.

New Zealand's Q4 CPI climbed +3.1% y/y, accelerating from +3.0% y/y in the third quarter, raising chances of official rates moving higher in 2026.

Yields on 40-year Japanese bonds surged above 4.2% during the month, crossing above 4% for the first time since their introduction in 2007, pushing up borrowing costs and bond yields around the world.

The MSCI World ex-Aus Index rose +2.19% for the month of January:

Index	1m	3m	1yr	3yr	5yr	10yr
S&P 500 Index	+1.37%	+1.44%	+14.87%	+19.40%	+13.31%	+13.59%
MSCI World ex-AUS	+2.19%	+3.39%	+20.15%	+20.09%	+13.49%	+13.77%
S&P ASX 200 Accum. Index	+1.78%	+0.36%	+7.37%	+9.81%	+10.21%	+10.12%

Source: S&P, MSCI

Domestic Market

RBA Deputy Governor Hauser revealed the Bank's assessment had not changed since the December meeting. He reiterated that for now, the primary measure of underlying inflation will remain the quarterly trimmed mean, which came in slightly higher than expected.

The unemployment rate fell 0.2% to 4.1% in December, its lowest level in 6 months, beating expectations for no change. Employment rebounded, up +65k in December with the participation rate also climbing 0.1% to 66.7%.

The RBA's preferred measure of annual inflation (trimmed mean) came in at +3.3% y/y in December, up from +3.2% y/y in November. Headline annual inflation rose was +3.8% y/y in December, up from +3.4% y/y in November. This increases the chance the RBA may move on lifting official interest rates earlier than previously anticipated.

Household spending continued to rise strongly in November, increasing by +1.0% m/m (+6.3% y/y), following an upwardly revised October gain of +1.4% m/m.

Dwelling prices across the combined capitals rose +8.2% over 2025. In December, prices rose +0.5% m/m, even as Sydney and Melbourne slowed.

The Australian dollar surged around +4.65%, finishing the month at US70.04 cents (from US66.93 cents the previous month).

Credit Market

The global credit indices marginally tightened during the month. They are back near the levels observed in July 2025. The stability indicates a period of relative calm in credit markets, with spreads maintaining levels below historical averages.

Index	January 2026	December 2025
CDX North American 5yr CDS	49bp	56bp
iTraxx Europe 5yr CDS	52bp	51bp
iTraxx Australia 5yr CDS	65bp	63bp

Source: Markit

Fixed Interest Review

Benchmark Index Returns

Index	January 2026	December 2025
Bloomberg AusBond Bank Bill Index (0+YR)	+0.30%	+0.31%
Bloomberg AusBond Composite Bond Index (0+YR)	+0.21%	-0.63%
Bloomberg AusBond Credit FRN Index (0+YR)	+0.46%	+0.37%
Bloomberg AusBond Credit Index (0+YR)	+0.32%	-0.25%
Bloomberg AusBond Treasury Index (0+YR)	+0.04%	-0.76%
Bloomberg AusBond Inflation Gov't Index (0+YR)	+0.32%	-1.38%

Source: Bloomberg

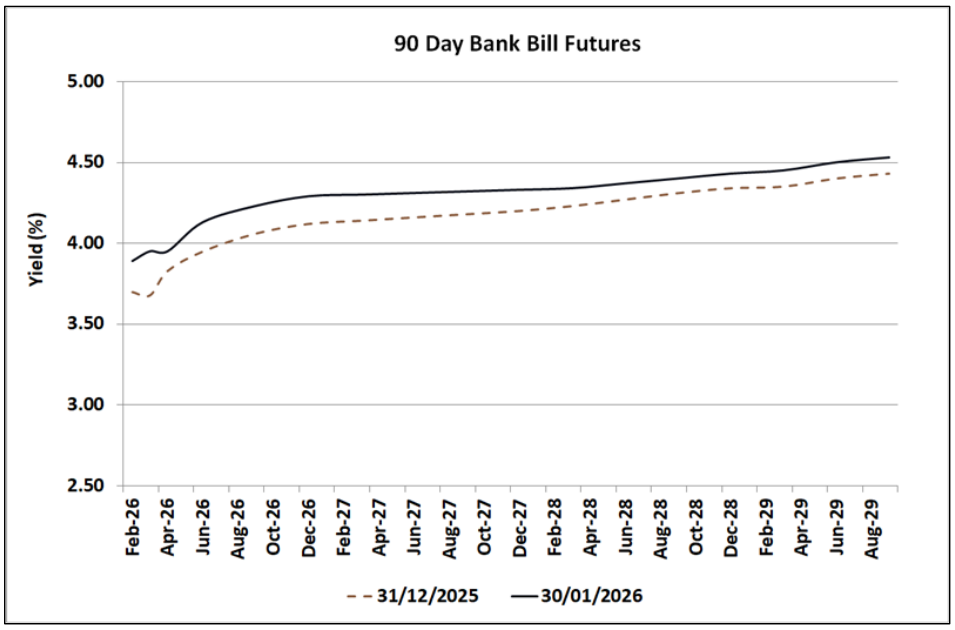
Other Key Rates

Index	January 2026	December 20255
RBA Official Cash Rate	3.60%	3.60%
90 Day (3 month) BBSW Rate	3.84%	3.74%
3yr Australian Government Bonds	4.25%	4.15%
10yr Australian Government Bonds	4.78%	4.74%
US Fed Funds Rate	3.50%-3.75%	3.50%-3.75%
2yr US Treasury Bonds	3.52%	3.47%
10yr US Treasury Bonds	4.26%	4.18%

Source: RBA, ASX, US Department of Treasury

90 Day Bill Futures

Bill futures rose across the board this month on expectation that the RBA will have to lift rates earlier than previously anticipated, potentially as early as 3rd February:



Source: ASX

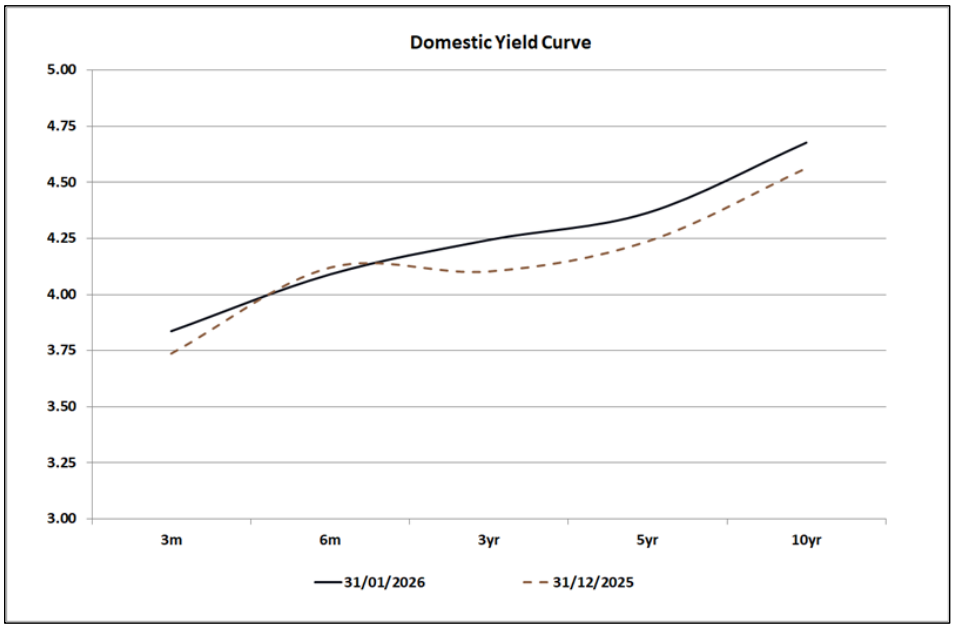
CL26.28 - Attachment 1

Fixed Interest Outlook

After keeping rates unchanged in January, the US FOMC statement noted the economy was expanding at a "*solid pace*", the unemployment rate had shown "*some signs of stabilising*" but inflation remained "*somewhat elevated*". Overall, their forward guidance was unchanged from which they retain an easing bias (up to three rate cuts in 2026).

Domestically, the RBA has indicated they are on a tightening bias due to persistently high inflation prints, particularly in housing and services, coupled with a tight labour market. The latest employment figures as well as the spike in inflation adds pressure on the RBA to potentially move quicker than previously anticipated.

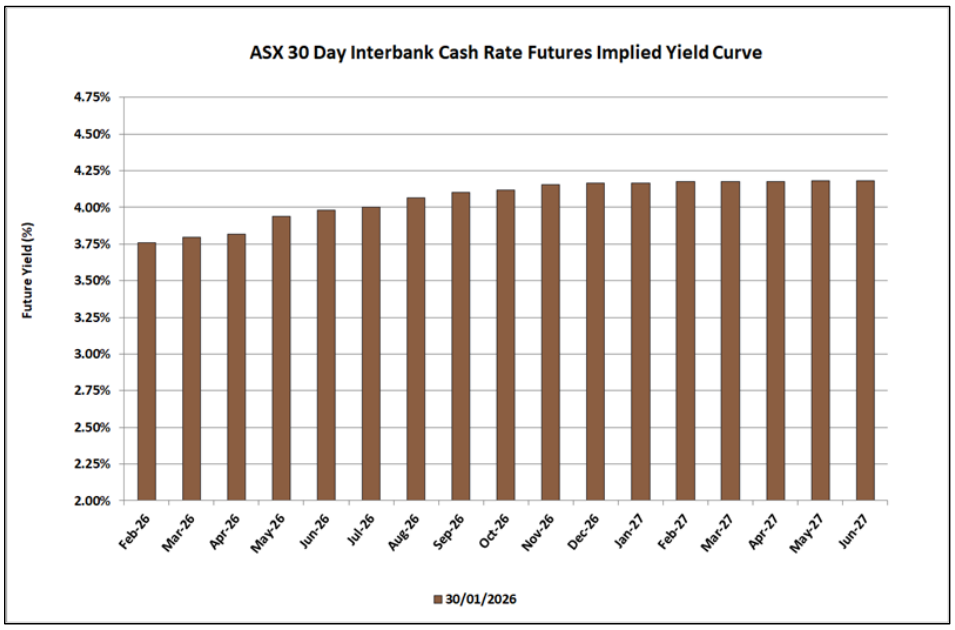
Yields rose up to 25bp at the longer-end of the curve this month:



Source: ASX, RBA

CL26.28 - Attachment 1

Financial markets are now fully pricing in two rate hikes by Q3 2026, with the first move potentially as early as 3rd February:



Source: ASX

DISCLAIMER

This document has been prepared by Arlo Advisory Pty Ltd ("Arlo"), ABN 55 668 191 795, an authorised representative of InterPrac Financial Planning Pty Ltd (ABN 14 076 093 680) AFS Licence No. 246638. Arlo provides fixed income investment advisory services to wholesale investors only. The information in this document is intended solely for your use. This document may not otherwise be reproduced and must not be distributed or transmitted to any other person or used in any way without the express approval of Arlo.

General Advice Warning

The information contained in this document is general in nature and does not take into account your individual investment objectives and adopted policy mandate. Arlo monitors the fixed income market and recommends the best rates currently available to the investors. You are responsible for deciding whether our recommendations are appropriate for your particular investment needs, objectives and financial situation and for implementing your decisions.

Accuracy & Reliability of Information

Arlo sources and uses information provided by third parties from time to time, including from Imperium Markets Pty Ltd ABN 87 616 579 527, a sister company of Arlo. Although every effort has been made to verify the accuracy of the information contained in this document, Arlo, its officers, employees and agents disclaim all liability (except for any liability which by law cannot be excluded), for any error, inaccuracy in, or omission from the information contained in this document or any loss or damage suffered by any person directly or indirectly through relying on this information.

CL26.28 - Attachment 1

Statement of Investments

as at 31 January 2026

Portfolio by Asset as at 31/01/2026

Asset Type: CASH

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
State Insurance Regulatory Authority	AA+	CASH	GENERAL	Monthly	31/01/2026	31/01/2026	0.0000	6,675,000.00	6,675,000.00
AMP Bank	BBB+	CASH	GENERAL	Monthly	31/01/2026	31/01/2026	3.9500	20,825.56	20,825.56
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	31/01/2026	31/01/2026	3.7000	54,254,849.61	54,254,849.61
Commonwealth Bank	AA-	CASH	GENERAL	Monthly	31/01/2026	31/01/2026	0.0000	3,628,966.52	3,628,966.52
CASH SUBTOTALS								**64,579,641.69**	**64,579,641.69**

Asset Type: TD

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
Suncorp Bank	AA-	TD	GENERAL	At Maturity	02/04/2025	04/02/2026	4.7800	5,000,000.00	5,000,000.00
NAB	AA-	TD	GENERAL	At Maturity	21/02/2025	18/02/2026	4.6900	5,000,000.00	5,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	01/03/2024	04/03/2026	4.9500	3,000,000.00	3,000,000.00
Suncorp Bank	AA-	TD	GENERAL	At Maturity	12/03/2025	12/03/2026	4.5900	5,000,000.00	5,000,000.00
Suncorp Bank	AA-	TD	GENERAL	At Maturity	28/03/2025	30/03/2026	4.7000	5,000,000.00	5,000,000.00
Suncorp Bank	AA-	TD	GENERAL	At Maturity	02/04/2025	02/04/2026	4.7000	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	31/07/2025	08/04/2026	4.1700	5,000,000.00	5,000,000.00
BOQ	A-	TD	GENERAL	At Maturity	14/10/2025	14/04/2026	4.3400	5,000,000.00	5,000,000.00

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
NAB	AA-	TD	GENERAL	At Maturity	09/05/2025	06/05/2026	4.1000	5,000,000.00	5,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	At Maturity	03/06/2025	03/06/2026	4.1300	5,000,000.00	5,000,000.00
NAB	AA-	TD	GENERAL	At Maturity	12/06/2025	12/06/2026	4.1700	5,000,000.00	5,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	At Maturity	10/07/2025	10/07/2026	4.1400	5,000,000.00	5,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	At Maturity	15/07/2025	15/07/2026	4.1300	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	31/07/2025	31/07/2026	4.1700	5,000,000.00	5,000,000.00
NAB	AA-	TD	GENERAL	At Maturity	06/08/2025	06/08/2026	4.1600	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	Annual	18/08/2025	18/08/2026	4.1200	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	21/08/2025	21/08/2026	4.1300	10,000,000.00	10,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	28/08/2025	28/08/2026	4.1400	10,000,000.00	10,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	05/09/2025	07/09/2026	4.1800	10,000,000.00	10,000,000.00
NAB	AA-	TD	GENERAL	At Maturity	29/09/2025	29/09/2026	4.3000	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	14/10/2025	14/10/2026	4.2000	10,000,000.00	10,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	11/11/2025	11/11/2026	4.3500	5,000,000.00	5,000,000.00
Westpac	AA-	TD	GENERAL	At Maturity	24/11/2025	24/11/2026	4.3700	5,000,000.00	5,000,000.00
Suncorp Bank	AA-	TD	GENERAL	At Maturity	10/12/2025	10/12/2026	4.6600	10,000,000.00	10,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	16/12/2025	16/12/2026	4.6300	10,000,000.00	10,000,000.00
ING Bank (Australia) Ltd	A	TD	GENERAL	Annual	18/12/2025	18/12/2026	4.6300	10,000,000.00	10,000,000.00

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
NAB	AA-	TD	GENERAL	Annual	01/03/2024	15/12/2027	4.7000	3,000,000.00	3,000,000.00
TD SUBTOTALS								**166,000,000.00**	**166,000,000.00**

Asset Type: FRN

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
Suncorp Bank	AA-	FRN	GENERAL	Quarterly	24/02/2021	24/02/2026	4.1025	2,099,309.10	2,100,000.00
HSBC Bank, Sydney Branch	AA-	FRN	GENERAL	Quarterly	03/03/2023	03/03/2028	4.7184	2,019,290.00	2,000,000.00
Suncorp Bank	AAA	FRN	GENERAL	Quarterly	12/07/2023	12/07/2028	4.7870	2,022,718.00	2,000,000.00
Commonwealth Bank	AA-	FRN	GENERAL	Quarterly	17/08/2023	17/08/2028	4.6025	1,009,975.00	1,000,000.00
Bendigo and Adelaide	A-	FRN	GENERAL	Quarterly	24/10/2024	24/10/2028	4.7716	603,967.20	600,000.00
BOQ	A-	FRN	GENERAL	Quarterly	20/11/2025	20/11/2028	4.4112	4,005,624.00	4,000,000.00
ANZ Bank	AA-	FRN	GENERAL	Quarterly	05/02/2024	05/02/2029	4.6049	2,527,255.00	2,500,000.00
Rabobank Australia Branch	A+	FRN	GENERAL	Quarterly	26/02/2024	26/02/2029	4.6861	2,023,294.00	2,000,000.00
Suncorp Bank	AA-	FRN	GENERAL	Quarterly	19/03/2024	19/03/2029	4.7075	1,262,041.25	1,250,000.00
Rabobank Australia Branch	A+	FRN	GENERAL	Quarterly	17/07/2024	17/07/2029	4.6367	1,310,674.30	1,300,000.00
ING Bank (Australia) Ltd	A	FRN	GENERAL	Quarterly	20/08/2024	20/08/2029	4.6612	2,726,414.10	2,700,000.00
NAB	AA-	FRN	GENERAL	Quarterly	14/11/2024	14/11/2029	4.4749	1,509,480.00	1,500,000.00

Issuer	Rating	Type	Allocation	Interest Paid	Purchase Date	Maturity Date	Rate (%)	Capital Value ($)	Face Value ($)
Commonwealth Bank	AA-	FRN	GENERAL	Quarterly	09/01/2025	09/01/2030	4.5785	2,519,510.00	2,500,000.00
Suncorp Bank	AA-	FRN	GENERAL	Quarterly	21/05/2025	21/05/2030	4.5835	2,419,466.40	2,400,000.00
Westpac	AA-	FRN	GENERAL	Quarterly	19/06/2025	19/06/2030	4.5575	4,024,028.00	4,000,000.00
ING Bank (Australia) Ltd	AAA	FRN	GENERAL	Quarterly	15/08/2025	15/08/2030	4.4325	2,009,708.00	2,000,000.00
Commonwealth Bank	AA-	FRN	GENERAL	Quarterly	15/01/2026	15/01/2031	4.4654	6,513,305.50	6,500,000.00
FRN SUBTOTALS								**40,606,059.85**	**40,350,000.00**

Portfolio by Asset Totals as at 31/01/2026

Type	Capital Value ($)	Face Value ($)
CASH	64,579,641.69	64,579,641.69
TD	166,000,000.00	166,000,000.00
FRN	40,606,059.85	40,350,000.00
TOTALS	**271,185,701.54**	**270,929,641.69**

Table of Changes

Existing Section	Category	Recommended Change	Reason
Throughout	Editorial	Minor rewording or rearrangement of draft controls; amendments to simplify language used and/or provide clarification and consistency; use of defined terms in LEP/DCP that do not alter the intent of the controls; updates to improve punctuation, updates to Figure references that do not alter the intent of the controls.	To improve readability, consistency, clarity and accuracy without altering original intent.
Section 1	Amendment & Addition	Include a reference to the following in the note box: • Chapter 1: Introduction of this Development Control Plan	To direct readers to information that assists in interpreting the Chapter.
Section 2	Amendment	At Figure 1 amend the boundary of the subject land map to include the residential zoned part of the land of 44 Prince Alfred Street.	The Chapter is intended to apply to the residential zoned part of the land, but not the rural zoned part of the land. The proposed change corrects an oversight.
Section 5	Amendment	At 5.1 under subheading 'Town Centre' insert a reference to Prince Alfred Street.	To correct an inaccuracy/omission.
	Amendment / deletion	At 5.1 under subheading 'Residential Area' at dot point 3 insert reference to "rendered masonry"	To more accurately reflect traditional building materials in Berry.
	Deletion	At 5.2 under subheading 'Residential Areas': • Delete dot point 7	The design of footpaths, driveways, kerb and gutter and utilities is largely determined by engineering standards and outside the scope of controls in this Chapter.
	Editorial	At 5.1 and 5.2 under subheadings 'Town Centre' and 'Residential Area' replace bullet points with numerals.	To enable these clauses to be more easily referenced in development applications and assessment reports.
Section 6	Addition	In objective 1 after built form insert "and activation focus" and after Queen Street add "and key activation locations". Add new objective x:	Clarifies Queen St and other key identified locations as the focus for street level activation within the town centre. Recognises the

Existing Section	Category	Recommended Change	Reason
		Encourage development that respects and is compatible with the existing historical residential character around the edge of the Berry Town Centre area.	character of the town centre edge and provides guidance for development in that area, which is consistent with the recent Land and Environment Court Judgment for the Berry Hotel.
	Amendment	Figure 2: include the 3 lots 79-83 Princess St within the boundary of 'Precinct 3 Berry Hotel Site'.	Lots are in the same ownership and part of the broader proposed Berry Hotel development site.
	Deletion	At P1 delete "heritage and".	Removes duplication with P3 (vicinity to heritage)
	Amendment	At P2 insert "and the immediate vicinity" after "town centre".	To ensure that development responds to the built form and historic character in the immediate vicinity, recognising that it varies in different parts of the town centre.
	Amendment	At A4.1 insert new dot point 2 "Practical and direct" and dot point 3 "Publicly accessible at all times" In last dot point delete "Direct and". Before "Minimise" insert "Designed to".	To clarify requirements for pedestrian access routes and respond to the recommendations of the Community Engagement Outcomes Report which highlighted the importance of pedestrian access to support new development.
	Deletion	Delete note box under A4.2	Note box not required as the controls provide the detail.
	Amendment	In 6.2.3 Precinct 3 – Berry Hotel, first dot point delete "built form on the site must be" before "responsive" and insert "Development is consistent and". After "responsive" delete "and cohesive with the surrounding built form pattern within" and insert "to the historical built form	These changes reflect the findings of the recent judgement of the NSW Land and Environment Court for the Berry Hotel, recent community interest in the development outcomes

Existing Section	Category	Recommended Change	Reason
		character in the immediate Precinct 2 vicinity". Insert new controls dot points 5 & 6: • Development with a frontage to Princess Street must include a landscaped setback to a depth of the average front setback of development along Princess Street with landscape screening along the entire frontage. • Active frontages are discouraged along Princess Street	for this site and the Community Engagement Outcomes Report.
Section 7	Amendment	Figure 4: Amend the boundary of the subject land map to include the residential zoned frontage of 44 Prince Alfred Street.	This section is intended to apply to the residential zoned part of the land, but not the rural zoned part of the land. The proposed change corrects an omission.
	Amendment	Revise A8.1 to apply a maximum site coverage area of 450m^2, rather than a percentage of the lot size, for lots greater than 900m^2.	To reduce inconsistencies between lot size intervals and simplify the control.
	Addition	Insert new diagram "Figure 5: Calculating site coverage" after A9.2.	To improve accessibility and understanding.
	Amendment and deletion	Revise A14.1: • dot point 2, insert a reference to "roof overhangs". • dot point 3, delete "roof overhangs of 600mm or greater" and insert "A variety of materials and finishes"	To encourage responsive contemporary design.
	Amendment and deletion	Revise A14.2: • dot point 1, delete "integrated harmoniously with the overall building form and" and insert "sympathetic with adjoining development and incorporate a primary roof pitch of 26.5 degrees or greater" • Delete dot point 3 (merge words with dot point 1)	To improve accessibility and understanding and clarify the intent of the control.
	Addition	After A14.3:	To increase accessibility and understanding.

Existing Section	Category	Recommended Change	Reason
		• Insert new diagrams titled "Figure 12: Streetscape example of sympathetic and unsympathetic infill development" & "Figure 13: Streetscape example of sympathetic and unsympathetic infill development – dual occupancy" • Insert new note box: **Note:** Sympathetic infill development responds to the existing scale, articulation, setbacks, materials, and roof form of adjoining development. Sympathetic development does not mean sameness or replication; it ensures that new development is in harmony with these existing built form elements.	
Section 8	Amendment	At A22.1, delete "established heritage character" and replace with "significance".	Better aligns with the Burra Charter conservation framework.
	Addition	At A22.1, insert new dot point "Use: Changes to the function of the place involve minimal impact to its significance and the new use is compatible with the historic use".	Recognises the importance of use when considering significance.
	Amendment and format change	At A22.1, reword and reformat the dot point regarding 'Form' and add "defines a separate contemporary pavilion structure located behind an existing building as shown in Figure 16"	Aligns with introduced diagrams that encourage considered design responses in heritage contexts.
	Addition	At A22.1, in the note box: • add the phrase "in heritage contexts" in relation to compatibility • add the word "use" • add new text "Reinterpretation is the process of actively examining not only the original intent of a heritage item or place but also the present context to enable the past and present to co-exist and continue to be understood and valued"	To assist with interpretation and understanding and for consistency with identified criteria in A22.1
	Amendment	In A23.1 dot point 2:	Ensure controls can be interpreted clearly and

Existing Section	Category	Recommended Change	Reason
		• Delete 'public domain' and replace with 'primary frontage' • In note box delete "Front setbacks may need to be increased to achieve this requirement" and insert "Infill buildings should generally present no higher than neighbouring heritage buildings or the predominant scale of the streetscape" • Relocate reference to "the second storey" • Delete "street frontage component" and replace with "at the street frontage"	defined terms used where possible. To provide clarity on the intent of controls
	Addition	After P23.2 & A23.2 include new diagrams titled "Figure 16: Concept example of contemporary pavilion addition" and "Figure 17: Concept example of two storey addition to heritage building"	To assist in interpretation of key concepts / controls.
	Amendment / Addition	At A28.1: • Insert a note box under A28.1 dot point 3 as follows: Note: Where landscape elements such as fences, garden walls, and consistent planting schemes or plant types are important in contributing to the significance of a place, these features should be retained, and new planting schemes should recognise and reinforce the height, form and character of the existing heritage landscape elements.	To clarify the intent of the controls and improve accessibility and understanding.
	Amendment	At A31.2 delete "the garage must be located to the rear of those" and insert "the design minimises visual and physical impact on these"	Increases focus on minimising impacts on heritage significance and increases ease of interpretation.
Section 9 Advisory Information	Amendment	Include reference to the "Practice Notes" associated with The Burra Charter	To improve accessibility to relevant guidance.
Supporting Map 1	Amendment	Identify the following properties as heritage items (identified by open red triangle): • Lot A DP369043–81 Queen Street	To accurately reflect existing heritage items in SLEP 2014. To align terminology between the draft

Existing Section	Category	Recommended Change	Reason
		• Lot B DP369043–83 Queen Street • Lot B DP400209–89 Queen Street • Part lot CP SP 77007–65 Queen Street • Lot 2 DP 270250–78 Queen Street Remove the identification of the following properties as heritage items (identified by open red triangle): • Lot 1 DP 302348 – 78 Albert Street • Lot 1 DP 309567 – 70 Albert Street • Lot 4 DP1132446–66 Albert Street Change the legend wording from "pedestrian link" to "pedestrian access route" Increase the Berry Hotel development site to include properties that have been acquired by the hotel owner for future development of the hotel. Increase the pedestrian access route on the Berry Hotel Site to reflect the expansion of the development site.	chapter and the supporting map. To reflect changes in property ownership / development sites with potential.
Supporting Map 2	Amendment	Remove the following properties (non-buildings) from the contributory items map: • Lot 18 DP 5270 (15 Pulman Street) • Lot 2 DP 791614 (44 Prince Alfred Street) • Victoria Street Road reserve between Alexandra and Prince Alfred Streets • Lot 51 DP 575697, Lot 2 DP 582481, Lot 16 & 17 sec 9 DP 8058, Lot 2 DP 570413 (Princess Street reserve) Added a schedule of contributory items (address and description).	To be consistent with the development controls for contributory items which aren't drafted to apply to non-buildings. To clarify which properties are identified as contributory items on the supporting map.

For convenience, the changes are highlighted in blue throughout the draft chapter. Where a provision has text that has been deleted it is highlighted in blue with ~~strikethrough~~.

CL26.32 - Attachment 1

Draft Chapter N2: Town of Berry

Contents

1 Purpose 9
2 Application 9
3 Context 10
4 Objectives 10
5 Character 11
5.1 Existing Character 11
5.2 Desired Future Character 12
5.3 Character Objectives 14
5.4 Mandatory Controls 14
6 Berry Town Centre 14
6.1 General Controls 17
6.1.1 Built Form and Character 17
6.1.2 Landscaping 20
6.1.3 Outdoor Advertising and Signage Requirements 21
6.2 Additional Precinct Specific Controls 21
6.2.1 Precinct 1 – Albert Court and Surrounds 21
6.2.2 Precinct 2 - Mixed Use Commercial/Residential 22
6.2.3 Precinct 3 – Berry Hotel (120 Queen Street) 23
7 Development in Residential Areas 25
7.1 Siting and Site Coverage 25
7.2 Landscaping, Trees and Vegetation 27
7.3 Building Height and Envelopes 30
7.4 Setbacks 31
7.5 Built Form and Streetscape 35
7.6 Carparking and Access 40
8 Heritage Conservation 43
8.1 Principles of Heritage Conservation 43
8.2 Heritage Controls 44
9 Advisory Information 55

CL26.32 - Attachment 1

9.1 Other legislation you may need to check 55

Figures

Figure 1: Subject Land Map 10
Figure 2: Berry Town Centre 15
Figure 3: Maximum parapet heights in relation to key two-storey heritage buildings. 20
Figure 4: Residential Area Subject Land 25
Figure 5: Example of calculating site coverage 26
Figure 6: Building envelope for lots less than 22m in width at building line 31
Figure 7: Building envelope for lots greater than 22m in width at building line 31
Figure 8: Street frontage setbacks and building entry points 34
Figure 9: Rear and side setbacks 34
Figure 10: Example of front setback requirements 35
Figure 11: Example of rear setbacks to dwelling houses and ancillary development 35
Figure 12: Streetscape example of sympathetic and unsympathetic infill development 37
Figure 13: Streetscape example of sympathetic and unsympathetic infill development – dual occupancy 37
Figure 14: Fence height and configuration requirements 40
Figure 15: Concept example of contemporary pavilion addition **Error! Bookmark not defined.**
Figure 16: Concept example of two storey addition to heritage building **Error! Bookmark not defined.**

Tables

Table 1: Setbacks for Development in Residential Areas 33

Amendment history

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1			Draft

CL26.32 - Attachment 1

2			

1 Purpose

The purpose of this Chapter is to facilitate development in Berry that:

- Reinforces Berry's role as a rural town and service centre.
- Provides opportunities for new housing and commercial development.
- Protects Berry's unique rural town character and heritage significance.

Note: This Chapter should be read in conjunction with:

- Chapter 1: Introduction of this Development Control Plan.
- ~~Supporting Map 1: Berry Town Centre.~~
- ~~Supporting Map 2: Heritage Conservation Area Contributory Item Map~~
- All other relevant provisions of this Development Control Plan.

If there is an inconsistency between the provisions in this Chapter and a Generic Chapter of this Development Control Plan, this Chapter will prevail to the extent of the inconsistency.

2 Application

This Chapter applies to the area of Berry located to the east of the Princes Highway (Bypass), as shown in **Figure 1**. ~~It does not apply to the more contemporary residential areas on the south and west edges of the Subject Land.~~

CL26.32 - Attachment 1

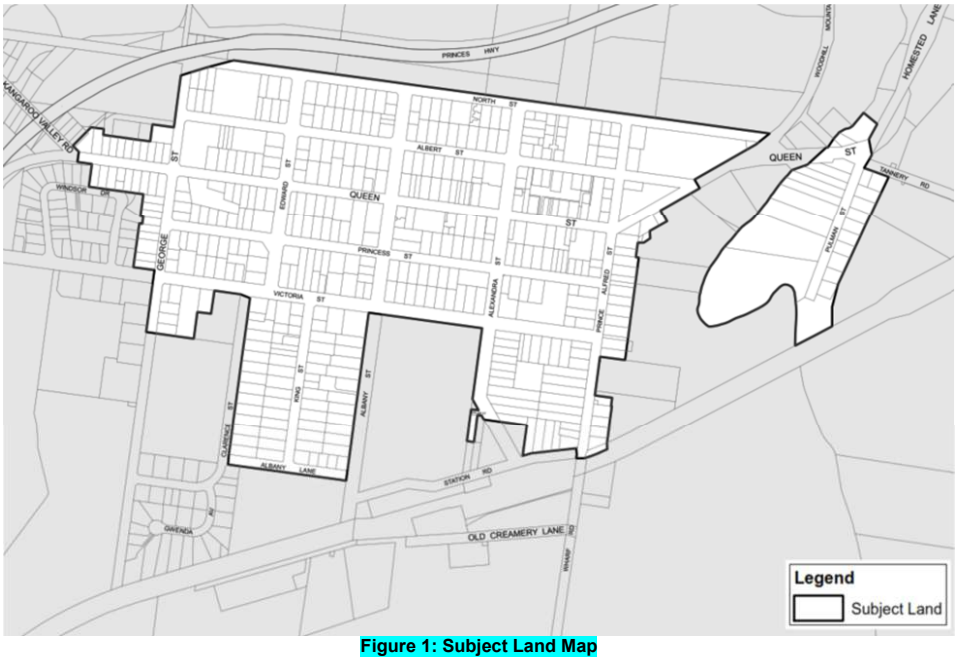


Figure 1: Subject Land Map

3 Context

Berry is a rural town and service centre with a rich cultural history. The town is set within a productive rural landscape at the confluence of Broughton Creek and its tributary Broughton Mill Creek, at the base of the Great Dividing Range. Known for its historic buildings, tree lined streets, parks and low-rise neighbourhoods featuring homes in a garden/landscape setting, Berry is a popular destination for tourists, local visitors and residents alike.

Queen Street is the main street and heart of a thriving commercial and retail service centre which is well connected by road and rail. Newer residential estates are located on the western and southern outskirts. Contemporary low and medium density housing developments are emerging within the established neighbourhood, not all of which are sympathetic to Berry's character.

This Chapter seeks to achieve a balance in protecting the historic rural character of Berry whilst facilitating appropriate opportunities for economic growth, housing and high-quality development in the town centre and surrounding residential areas.

4 Objectives

The objectives of this Chapter are to:

i. Ensure that new development complements the desired future character of Berry.

CL26.32 - Attachment 1

ii. Enable Berry to grow in a managed way that respects and complements its heritage and rural town character.

iii. Ensure that new development considers and retains key features of Berry's landscape setting, retains views to and from the surrounding rural land and prominent landforms, and is not prominent in longer distance views to Berry.

iv. Support the economic growth and vitality of the town centre and the role of Berry as a service centre.

v. Retain, and where possible, enhance the significance of Berry's heritage items, heritage conservation areas and cultural heritage.

vi. Promote the principles of ecologically sustainable development in the planning and design of new development.

vii. Provide a safe, accessible and efficient movement network.

5 Character

This Section applies to all development within the subject land. It outlines the existing and desired future character of Berry and how character is to be considered in the design and assessment of new development. Berry has a high sensitivity to change and the consideration of the impact of future development on character is critical.

5.1 Existing Character

Leafy and surrounded by rolling countryside, Berry is a charming historic town, set within a rural landscape at the confluence of Broughton Creek and Broughton Mill Creek. Its east-west aligned streets frame views of the escarpment and surrounding landscape.

Berry's history is reflected in its traditional grid layout, significant heritage buildings from the Victorian, Federation and Inter-war periods and notable early tree plantings along its streets. Queen Street is a traditional high street and the centre of retail, commercial and civic activity. Newer residential areas are located on the settlement edges to the south and west.

Berry is the gateway to Shoalhaven and is highly accessible by road and train. It delights and welcomes locals and visitors alike with its boutique shops, heritage hotels, cafes, galleries, and restaurants.

Town Centre

Queen Street is characterised by historic one and two storey buildings comprising an early collection of masonry and weatherboard Victorian, Federation and Inter-war shops, interspersed with contemporary commercial buildings that reinforce the street wall. Buildings incorporate varying forms of façade articulation, pitched roofs, parapets and finishes that complement and do not dominate the heritage buildings. The significant two-storey Victorian heritage buildings at the intersections of Queen Street with Prince Alfred Street and Alexandra Street frame the high street. The collection of historic buildings and modest scale define the historic character of the Town Centre. A pedestrian friendly public domain lined with active shop fronts creates a vibrant, safe and welcoming atmosphere.

CL26.32 - Attachment 1

Development at the periphery of the town centre is smaller scale with varied uses. Albert Street, Prince Alfred Street and Princess Street feature predominantly single storey, heritage dwellings occupied by commercial and residential uses. Queen Street, west of Alexandra Street, has a range of commercial, boutique retail, tourist and residential uses in contemporary and heritage buildings. Built form is one and two storey, with a variable setback pattern reflecting the variety of uses.

Residential area

Berry's residential neighbourhoods are characterised by tree lined streets and historic, single storey dwellings in a garden/landscape setting. Lots are generally long and rectangular and occupied by a single dwelling. Dwellings from the Victorian, Federation and Inter-war periods define the streetscape. Characteristics of prevailing built form include:

i. Modest building footprints that do not dominate the site.
ii. Varying roof forms and elements that provide ~~relief and~~ visual interest, such as pitched roofs, pavilions and roof overhangs.
iii. Traditional materials and finishes such as timber, weatherboard, stonework, rendered masonry, tiles, shingles and corrugated iron.
iv. Architectural elements and detailing on facades such as porches, verandahs and awnings.
v. Low open fencing (timber or masonry), hedges or no fencing.

Dwellings from the post-war and contemporary periods are found throughout the residential area, some up to two storeys in height, of both heritage style and contemporary architecture. Some dwellings are used for short term accommodation, catering to Berry's appeal as a visitor destination.

Open spaces, waterways and high-quality landscaping are woven into the residential fabric. Streets have an open feel with wide verges, moderate front setbacks and tree canopies embedded in front, rear and side boundary setbacks. Not all streets have kerb and gutter. Carports and garages are modest and do not dominate the dwelling or the street frontage.

Newer development comprises mainly single dwellings, dual occupancies and alterations/additions to existing dwellings. Some new development complements the existing character by incorporating characteristics ~~of~~ sympathetic to existing built form. However, there are examples with large bulk/scale, contemporary architectural styles and materials which are not sympathetic to the existing character.

5.2 Desired Future Character

Berry, the 'Town of Trees', will continue to be an iconic heritage town and highly desirable place to live and visit. The town respects and showcases its rural landscape, green spaces and heritage to appeal to locals and visitors. New development retains and complements Berry's existing character by incorporating key elements of the existing built form and streetscape.

Town Centre

CL26.32 - Attachment 1

The town centre will retain its historic rural charm and prominence as a local service centre. Queen Street will remain a busy high street and the heart of the thriving retail and commercial centre. Buildings that address the street and pedestrian-friendly spaces will foster a vibrant community life. The town continues to respect and celebrate its significant heritage buildings which will accommodate diverse town centre uses. The two-storey heritage buildings on Queen Street will remain visually prominent to provide legibility, wayfinding and a strong sense of place.

Development is of modest scale and complements the streetscape by incorporating ~~heritage~~ sympathetic architectural styles and elements. New, low-key forms of residential accommodation and tourist and visitor accommodation enhance the vitality of the centre. There are opportunities for new retail and commercial developments on Queen Street (west of Alexandra Street) and between Queen Street and Princess Street, supported by an enhanced pedestrian environment.

Development in the town centre incorporates:

i. Modest scale (presents as no more than two storeys).
ii. Fine grain architectural style and patterns of use. Large format development is discouraged.
iii. Architectural styles, finishes and detailing that respect and integrate with existing heritage buildings.
iv. Roof forms that integrate with the existing varied pattern of roof forms.
v. Active shop fronts and ground floors to existing and planned pedestrian ~~areas~~ access routes and public spaces.

Residential area

The residential area will retain its historic, low-rise, leafy character which is showcased through modest built form (up to two storeys), moderate setbacks and generous landscaping in front, rear and side setbacks. Heritage dwellings in a garden setting will continue to define the streetscape. New development, including ancillary buildings, complements the existing scale and built form in terms of architectural style, materials and finishes. Tree canopy and landscaping is integrated into every development. Tree lined streets have an open feel and include improved pedestrian paths along key routes.

Development in the residential area incorporates:

i. Modest scale (no more than two storeys).
ii. Increased setbacks to any second storey building elements to reduce bulk and scale.
iii. Moderate front boundary setbacks that incorporate canopy trees and landscaping.
iv. Architectural styles and elements that complement existing built form and streetscape character.
v. Roof forms that provide ~~relief and~~ visual interest ~~such as~~ featuring pitched roofs, pavilions and roof overhangs.
vi. External finishes that are consistent with traditional materials and colours.

~~• Careful consideration of heritage and streetscape character in the design of any new footpaths, driveways, kerb and gutter and utilities to service the development.~~

CL26.32 - Attachment 1

5.3 Character Objectives

The character objectives for Berry are to:

i. Ensure that development respects and complements Berry's heritage and rural town character.

ii. Ensure that new development contributes to the Desired Future Character of Berry.

iii. Retain the existing low-rise leafy character of the residential area by retaining characteristic built form, scale, materials, colours and setback patterns.

iv. Retain the heritage character of the town centre while enabling appropriate development that enhances the centre's vitality and pedestrian environment.

v. Ensure that the importance of trees and landscaped areas is recognised and that these values are maintained and enhanced.

5.4 Mandatory Controls

1. Development on all land subject to this Chapter is consistent with the Desired Future Character described in section 5.2.
2. The Statement of Environmental Effects clearly outlines how the development addresses the Character objectives in Section 5.3 and Mandatory Clause 5.4.1 above.

6 Berry Town Centre

Berry has a vibrant and historic town centre with a retail core fronting Queen Street, neatly framed by prominent two-storey heritage items at the corners of Prince Alfred Street and Alexandra Street. The Queen Street streetscape is characterised by two storey parapeted buildings that reinforce the street wall and an early collection of weatherboard Federation and Inter-war shops that are interspersed with contemporary buildings. The collection of historic buildings and modest scale defines the historic village character of the Berry Town Centre.

The town centre has a thriving commercial and retail presence which will continue to cater for the community while balancing local visitors and tourists. Future commercial growth will complement the village scale and retail experience. There are opportunities to provide residential accommodation and other uses that enhance activity and economic vitality in the town centre. It is important that new development is sympathetic to the vibrant heritage character of the centre by incorporating characteristic elements of existing built form in a contemporary context.

This section applies to the Berry Town Centre, as shown in **Figure 2**.

CL26.32 - Attachment 1

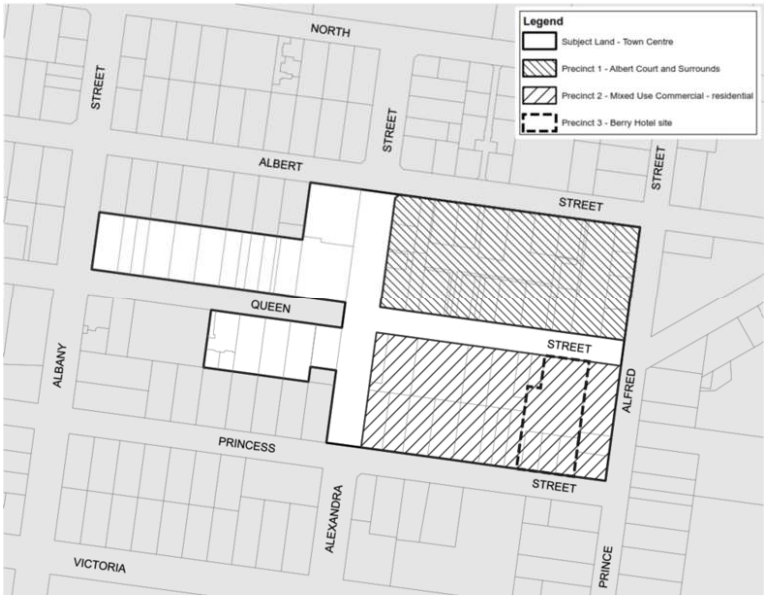


Figure 2: Berry Town Centre Subject land

Note: This section should be read in conjunction with the following (not exclusively):

- Supporting Map 1: Berry Town Centre.
- **Section 8** Heritage Conservation of this Chapter.
- The following chapters of this Development Control Plan:
  - Chapter G17: Business Commercial and Retail Activities.
  - Chapter G18: Streetscape Design for Town and Village Centres.
  - Chapter G22: Advertising signs and Structures.

The objectives for the Berry Town Centre are to:

i. Retain the prominent built form and activation focus along Queen Street and key activation locations.

ii. Encourage development that respects existing built form and contributes positively to the desired future character of the town centre.

iii. Retain a fine grain architectural style and patterns of use that contribute to a mix of small, unique and interesting retail and other visitor experiences.

iv. Provide safe, accessible and efficient paths for pedestrians.

v. Identify opportunities for providing additional public car parking facilities.
vi. Provide guidelines for public domain improvements.
vii. Provide active frontages to key public spaces, pedestrian areas and car parks.
viii. Minimise potential conflicts between commercial and residential uses.
ix. Encourage residential development and other compatible uses that promote street level activity and economic vitality in the town centre.
x. Encourage development that respects and is compatible with the existing historical residential character around the edge of the Berry Town Centre area.



CL26.32 - Attachment 1

6.1 General Controls

This subsection applies to all development within the Berry Town Centre.

6.1.1 Built Form and Character

Performance Criteria	Acceptable Solutions
P1 New development: • Retains the prominent built form along Queen Street. • Demonstrates consistency with and is sympathetic to the ~~heritage and~~ character context in the vicinity.	A1.1 Development in Precincts 1 & 2 fronting Queen Street must: • Present as a maximum of two storeys when viewed from the street. • Have a maximum parapet height that is lower than architectural features of the key two storey heritage buildings in the vicinity, as demonstrated in **Figure 3.** A1.2 Development in all other areas of the town centre is limited to a maximum of two storeys. A1.3 Development above one storey must: • Demonstrate how the bulk and scale does not detract from the town centre character. • Retain the prominence of the key two storey heritage buildings.
P2 New development complements the existing built form and historic character of the town centre and the immediate vicinity.	A2.1 New development shall: • Comply with setbacks identified for the site (refer to Supporting Map 1: Berry Town Centre), or where no setbacks are identified, retain the existing setbacks. • Have a pitched roof and the form, pitch and parapet height of new buildings/additions should match or be similar to adjoining and adjacent buildings. • Have verandah elements to active shop front areas, such as awnings, that match or are similar to adjoining buildings. • Be divided into 'modules' with facades that are varied and articulated to provide visual interest.

CL26.32 - Attachment 1

		• Minimise the length and amount of blank walls that can be seen from the street. • Be built of a mix of lightweight materials, timber weatherboards and masonry. **Note:** Metal and concrete panels and urban contemporary external materials are not appropriate. • Have corrugated metal roofs. • Have visible facades, including ancillary and service building facades, designed with similar detailing to be consistent with the principal facades of the main building/s.
P3	The design of new development is sympathetic to heritage items and heritage conservation areas in the vicinity and demonstrates consistency with the existing built form, setbacks and density of the town centre.	A3.1 Development in the vicinity of a heritage item or conservation area shall be designed to avoid adverse impacts on the heritage significance by: • Design that is sympathetic to the setting, setbacks, form, scale and style of the adjoining area/s or item/s. **Note:** The setting incorporates elements such as property boundaries, significant vegetation and landscaping features, and views to and from the item. • Retention of significant and original landscape features. • The use of materials, finishes and colours which avoid strong contrast with the heritage item/s. **Note:** A Heritage Impact Statement may be required where the proposal may adversely impact the setting, views or values of adjoining heritage items or heritage conservation areas. A3.2 Where new development is proposed in the vicinity of the key two-storey heritage buildings located on the corners of Prince Alfred and Queen Street, and Alexandra and Queen Street, a streetscape study must be provided that demonstrates the

CL26.32 - Attachment 1

		relationship of new development to these buildings. **Note:** Council may require a photomontage to demonstrate that streetscape values are not impacted by the proposed development.
P4	New development contributes to interesting, activated public spaces, improved comfort, amenity, safety and security.	A4.1 Pedestrian access routes must be: • Provided in accordance with Supporting Map 1: Berry Town Centre. • Practical and direct • Publicly accessible at all times • ~~Direct and~~ Designed to minimise potential conflicts with vehicles. A4.2 Buildings must: • Provide continuous overhead weather protection along pedestrian areas and retail shop corridors. • Provide separate entrances for each use in a mixed use development. • Provide windows, entrances, architectural details and ornamentation where ground floor levels are located along pedestrian areas and retail shop corridors. ~~**Note:** Pedestrian malls access routes and retail shop corridors are indicated on Supporting Map 1: Berry Town Centre.~~ • Be designed to encourage casual surveillance of public spaces.
P5	Development in the Berry Town Centre minimises conflict between residential and commercial activities.	A5.1 Residential uses in employment zoned areas, such as shop top housing, must be designed and located to avoid potential conflicts with adjoining commercial uses. A5.2 A Noise Management Plan must be submitted with development for noise-generating uses e.g. tourist and visitor accommodation when in the vicinity of sensitive residential receivers. A5.3 Development on land that adjoins a zone boundary must be designed and located

CL26.32 - Attachment 1

	to minimise conflicts with existing and potential uses in the adjoining zone.

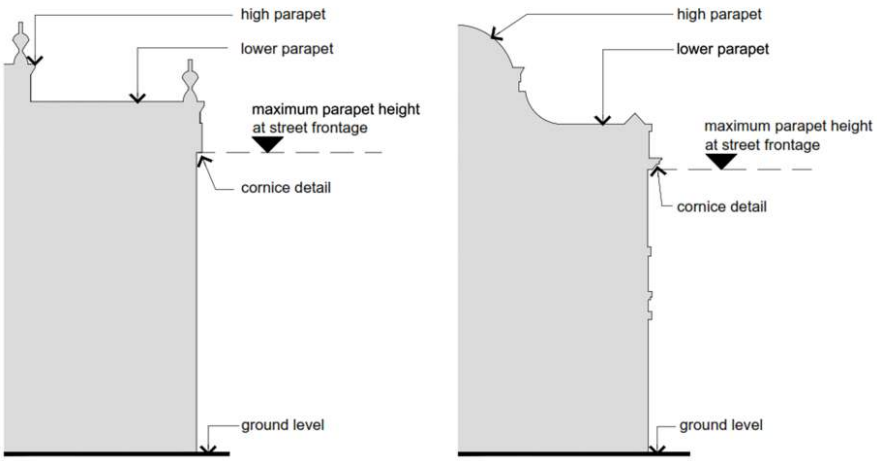


Figure 3: Maximum parapet heights in relation to key two-storey heritage buildings.

6.1.2 Landscaping

Performance Criteria	Acceptable Solutions
P6.1 The appearance and amenity of new development is enhanced through high quality landscape design. P6.2 Landscaping design promotes community safety.	A6.1 Identified vistas that reinforce townscape qualities must be retained and, where possible, enhanced. Refer to Supporting Map 1: Berry Town Centre. A6.2 Development that proposes works on paved pedestrian areas and pedestrian ~~links~~ access routes, shown on Supporting Map 1, must provide tree planting and paving works that comply with the specifications in: • Supporting Map 1: Berry Town Centre. • Chapter G18: Streetscape Design for Town and Village Centres of this Development Control Plan. A6.3 Landscaping must: • Minimise site disturbance and preserve trees which positively contribute to the character of the area.

CL26.32 - Attachment 1

	• Not impede sight lines for pathways and ensures that pedestrian areas are visible from public areas.

6.1.3 Outdoor Advertising and Signage Requirements

Note: Outdoor advertising, outdoor dining and footpath displays require approval from Council under the *Local Government Act 1993*.

This Section should also be read in conjunction with Chapter G22: Advertising Signs and Structures of this Development Control Plan.

Performance Criteria	Acceptable Solutions
P7 Signage and advertising signs respects and enhances the historic village character of the Berry town centre.	A7.1 Signage and advertising signs must: • Be in keeping with the scale and architectural character of the building they are attached to. • Not detract from the streetscape. • Not visually prominent in the streetscape. • Not be neon, digitally animated or otherwise not in keeping with the streetscape character. **Note:** Signage or advertising signs located on a heritage item or within a heritage conservation area must consider **Section 8** Heritage Conservation of this Chapter.

6.2 Additional Precinct Specific Controls

This subsection applies to all development within the nominated precincts below, in addition to the general controls at subsection 6.1 above.

6.2.1 Precinct 1 – Albert Court and Surrounds

Precinct 1 consists of the land bounded by Alexandra, Albert, Prince Alfred and Queen Streets, as shown in **Figure 2**. This precinct includes land within the Queen Street Heritage Conservation Area.

The specific development controls for Precinct 1 are:

CL26.32 - Attachment 1

- The rhythm of existing residences (open space, building, open space) in Albert Street is important in maintaining the village character of Berry. Development that fronts the car park must acknowledge this spatial rhythm.
- Frontages to Albert Court and the internalised public car park denoted as 'Active' on Supporting Map 1: Berry Town Centre must use this frontage for commercial or retail purposes and incorporate active shop fronts.
- Development that proposes to provide car parking and/or off-street servicing to Albert Street in front of the building must show that the:
  - Car parking and/or off-street servicing will allow for front gardens to be retained to maintain the residential streetscape of Albert Street.
  - Area to be used for servicing is restricted to the area which would normally be used to access a domestic garage.

Note: The backing of service vehicles from Albert Street up to the size of a small rigid truck is acceptable. Larger service vehicles will need to utilise on street loading from within the on-street parking zone or from within the off-street public car park.

- Servicing to 80 Albert Street may be provided on the street or is to be shared with the adjoining 78 Albert Street with access from Albert Street.
- The Magnolia x soulangeana (Saucer Magnolia) at 68 Albert Street must be retained.



6.2.2 Precinct 2 - Mixed Use Commercial/Residential

Note: Any development at 120 Queen Street must comply with the requirements of both Precinct 2 and Precinct 3.

CL26.32 - Attachment 1

Precinct 2 consists of the land bound by Queen, Prince Alfred, Princess and Alexandra Streets, as shown in **Figure 2**. This precinct includes land located within the Queen Street Heritage Conservation Area.

The intent of this precinct is to provide:

- A new public car park at 77 Princess Street (the proposed eastern car park).
- To provide a one-way service lane at the rear of the properties fronting Queen Street that forms U-shaped vehicle circulation from the existing car park off Princess Street (Lot 1012 DP 872963) to the proposed eastern car park.
- To activate the internal pedestrian area.

The specific development controls for Precinct 2 are:

- Development that fronts on to the internalised pedestrian area must:
  - Use this frontage for commercial or retail purposes and incorporate active shop fronts.
  - Provide windows, doors and so forth to encourage pedestrian activity and provide informal surveillance.
- Commercial development that fronts onto Princess Street shall be designed to complement the residential streetscape and amenity.

6.2.3 Precinct 3 – Berry Hotel (120 Queen Street)

Note: Any development at 120 Queen Street must comply with the requirements of both Precinct 2 and Precinct 3.

Precinct 3 consists of the Berry Hotel site at 120 Queen Street, as shown in **Figure 2**. The intent of this precinct is to provide the opportunity for mixed use development which fits into the local context and contributes to the heritage character of the heritage item and site. The subject land is located within the Queen Street Heritage Conservation Area.

The specific development controls for Precinct 3 are:

- ~~Built form on the site must be~~ Development is consistent and responsive to the historical built form character ~~and cohesive with the surrounding built form pattern within~~ in the immediate Precinct 2 vicinity.
- The location and massing of the built form shall have minimal impact on solar access to public space or habitable spaces of adjoining properties.
- streetscape character, landscape or pedestrian amenity and safety.
- Pedestrian ~~footpath links~~ access routes shall be provided to nearby commercial properties, public car parks and Queen Street.
- Development with a frontage to Princess Street must include a landscaped setback to a depth of the average front setback of development along Princess Street with landscape screening along the entire frontage.

CL26.32 - Attachment 1

- Active frontages are discouraged along Princess Street.

CL26.32 - Attachment 1

7 Development in Residential Areas

This section applies to residential and non-residential development on the land shown in **Figure 3**.

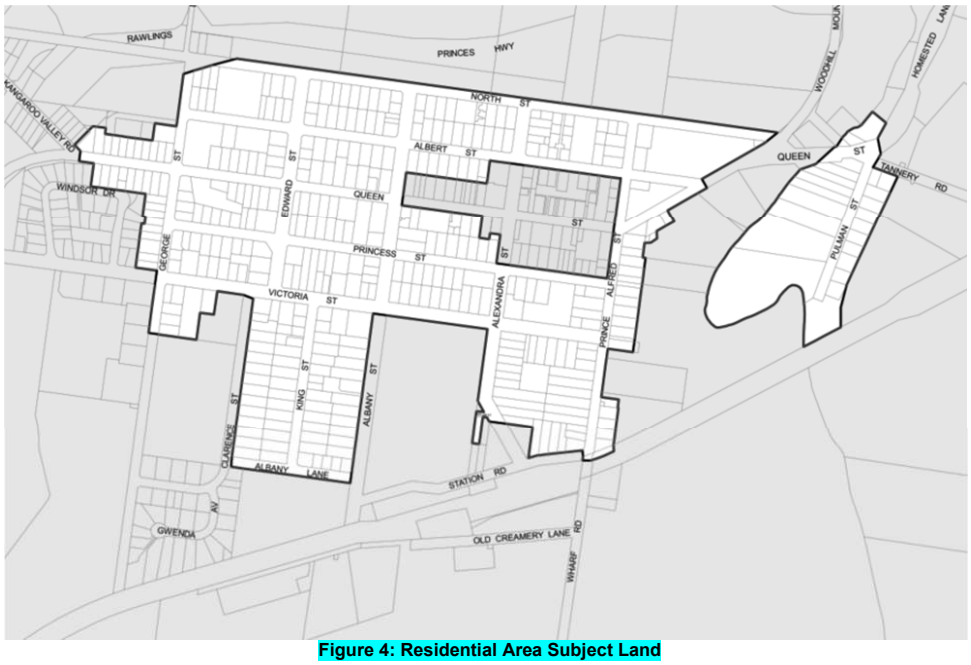


Figure 4: Residential Area Subject Land

7.1 Siting and Site Coverage

Note: Development must consider Chapter G2: Sustainable Stormwater Management & Erosion Sediment Control of this Development Control Plan.

The specific objectives are to:

i. Limit the building footprint to provide opportunities for landscaped areas, deep soil landscaping, permeability and private open space.

ii. Ensure that new development is consistent with and compliments the prevailing pattern of built form and density in Berry.

Performance Criteria		Acceptable Solutions	
P8	Development density is in keeping with, the prevailing built form in the street.	A8.1	The maximum site coverage for development shall be as follows:

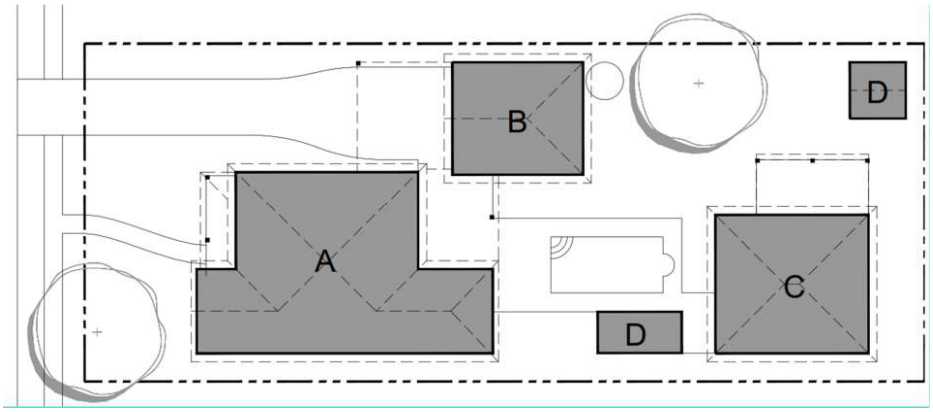
CL26.32 - Attachment 1

- 55% of the area of the lot, if the lot has an area less than 450m^2.
- 50% of the area of the lot, if the lot has an area of at least 450m^2 but ~~less than~~ no greater than 900m^2.
- ~~40% of the area of the lot, if the lot has an area of at least~~ 450m^2 if the lot has an area greater than 900m^2.

Note: Site coverage is defined in Shoalhaven LEP 2014.

Figure 5. illustrates elements that are included and excluded from site coverage calculations.

Outdoor paving, driveways, pathways are not included when calculating site coverage.



A Dwelling house

B Garage / workshop

C Habitable buildings (studio, secondary dwelling)

D Ancillary non-habitable enclosed buildings (garden sheds, pool cabana's)

Unenclosed structures are excluded (e.g. carports, awnings, eaves)

Figure 5: Example of calculating site coverage

CL26.32 - Attachment 1

Performance Criteria	Acceptable Solutions
P9 New development maintains the existing pattern of single dwellings fronting the street.	A9.1 Secondary dwellings must be located to the rear of the primary dwelling. A9.2 Dual occupancy development shall orientate only one dwelling to a street frontage. A9.3 Despite **A9.2**, if both dwellings are orientated to a street frontage, the built form presents as individual dwellings. **Note**: Refer to section 7.6 in this Chapter for additional controls for car parking, garages and the like.

7.2 Landscaping, Trees and Vegetation

Landscaping helps integrate new development into the surrounding streetscape and context, which greatly increases the amenity for residents and visitors. Landscaping and buildings need to be integrated and designed together.

Tree cover is an important part of Berry's residential character and identity. Trees provide benefits for the whole community by creating healthy, cooler and liveable neighbourhoods whilst also enhancing biodiversity and habitat connectivity.

The specific objectives are to:

i. Provide environmental, aesthetic, cultural and economic benefits to the community by retaining and enhancing tree canopy.

ii. Provide opportunities for deep soil landscaping and permeability.

iii. Improve the local micro-climate and control climatic impacts on buildings and outdoor spaces.

iv. Maximise opportunities for landscaping around buildings to soften the appearance of the built form and provide streetscapes that are sensitive to the character of Berry.

Performance Criteria	Acceptable Solutions
P10.1 Development provides adequate and appropriate landscaping that softens the appearance of new development and complements the desired streetscape character. P10.2 Landscaped areas facilitate water infiltration. P10.3 Landscaped areas support canopy trees that help ameliorate the heat island effect.	A10.1 At least 35% of the total site area must be provided as landscaped area, and at least half of this total is to be located behind the primary building line. A10.2 At least 50% of the landscaped area referred to at **A10.1** must be provided as deep soil landscaping with deep soil plantings (trees, shrubs). The deep soil landscaping areas must: • Have a minimum dimension of 3m in any direction.

CL26.32 - Attachment 1

	• Provide a minimum of 65% of the required deep soil landscaped area behind the primary building line. • Not be fragmented by sub-surface drainage infrastructure. • Minimise areas of turf or gravel. A10.3 The landscaped area referred to at **A10.1,** which is not dedicated deep soil landscaping, shall have a minimum dimension of 1.5m in any direction. **Note**: Exceptions to **A10.1 - A10.3** will be considered for non-residential development where the performance criteria have been achieved. •
P11.1 Development recognises the importance of trees and other vegetation to the amenity and desired future character of Berry. P11.2 Development provides and retains adequate and appropriate landscaping and tree coverage that softens the appearance of new development and complements the desired streetscape character.	A11.1 Existing trees (including street trees) shall be retained and integrated into the design of the development. A11.2 Where development could impact existing trees on the subject land or any other land (including street trees), an Arboricultural Impact Assessment prepared by a suitably qualified consulting arborist is provided with the development application, that clearly identifies potential impacts and any required mitigation methods in accordance with Australian Standard AS4790-2009 Protection of Trees on Development Sites. **Note:** Submitted plans clearly and accurately locate all existing trees within 10m of the extent of the development, including trees on adjoining land and in the public domain. A11.3 With the exception of alterations and additions, secondary dwellings and ancillary buildings; residential development must provide at least one street tree at the lot frontage, to fill in any missing street trees within the road reserve. Where practical, new street trees are to be: • Spaced evenly with other established trees within the road reserve.

CL26.32 - Attachment 1

- Located to consider overhead and underground services.
- Located a minimum of 1m from the extent of the street kerb or where a kerb does not exist, in alignment with trees in the immediate vicinity.

Note: Street tree species selection is to be in accordance with the:

- Town Entry Street Tree Planting Strategy.
- Species list for Berry

or as otherwise approved by Council.

A condition requiring a bond for new street trees may be imposed by Council.

The planting or removal of street trees will require a separate s138 approval under the *Roads Act 1993*.

A11.4 Development must achieve the following on the development site:

- A minimum of one medium tree for every 250m^2 of site area (rounded up).
- At least one medium tree is to be provided in both the front and rear setback areas.
- All new tree plantings must be located at least 3m from any dwelling or ancillary structure on the site.

Note: Existing trees that are retained on the site count towards achieving the requirements of **A11.4**.

A medium tree has a minimum canopy spread of 8m or greater at maturity which can provide 50m^2 of canopy cover.

Council may condition the use of Section 88B restrictions to retain adequate tree coverage.

Landscaping should use a variety of species that are identified in the Shoalhaven Species List for Berry.

Where a distance of 3m is not achievable, root control methods may be considered.

CL26.32 - Attachment 1

7.3 Building Height and Envelopes

Building height shapes the character of neighbourhoods and defines the level of enclosure and the scale/ proportions of streets and public spaces. In combination with setbacks and site coverage requirements, building height completes the building envelope within which development can occur, and provides certainty around the bulk and scale of the future built form for the community, landowners and developers.

Berry's residential area is renowned for its predominantly single storey built form and historic architecture.

The specific objectives are to:

i. Ensure that building height is appropriate to the low-rise residential scale and character of the street and local area.

ii. Minimise impacts of new development on privacy, solar access and views of the development, neighbouring properties, streets and public places.

Performance Criteria	Acceptable Solutions
P12 Development responds sensitively to prevailing built form and scale in the vicinity and supports the desired character of the residential area.	A12.1 Development must comply with the maximum building heights in clause 4.3 of Shoalhaven LEP 2014. A12.2 Buildings must be sited within a building envelope determined by projecting a plane at 45 degrees at the following heights above the ground level (existing): • For lots with a width of 22m or less at the front building line: at a height of 5m at the side boundary. See **Figure 6.** • For lots with a width greater than 22m at the front building line: at a height of 3.6m at the side boundary. See **Figure 7.** **Note:** 1. Exemptions to building envelope encroachments include gutter, fascias, downpipes, eaves up to 0.6m, aerials and masonry chimneys. 2. 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.

CL26.32 - Attachment 1

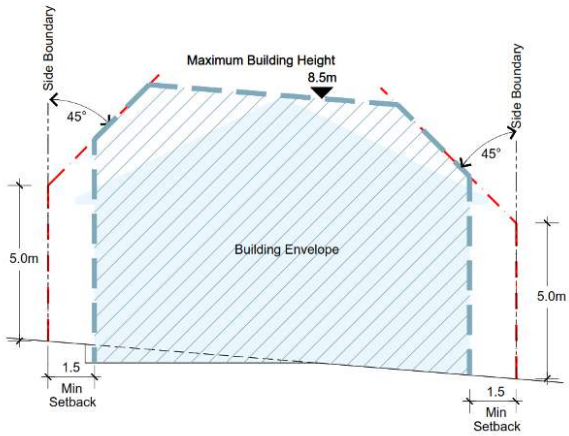


Figure 6: Building envelope for lots less than 22m in width at building line

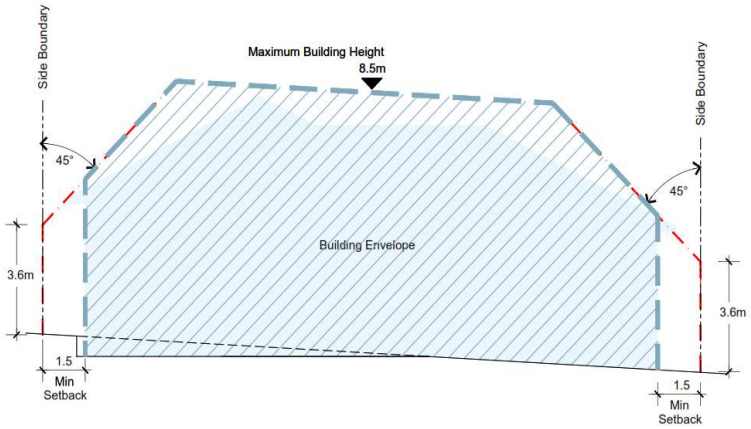


Figure 7: Building envelope for lots greater than 22m in width at building line

7.4 Setbacks

Berry's residential neighbourhoods are characterised by generous setbacks and extensive landscaping, contributing to the landscaped garden setting of dwellings.

Setbacks to street frontages are an integral part of the streetscape and fundamental to the amenity and character of a neighbourhood. Combined with building height and road reserve width, they define the proportion, scale and visual enclosure of the street. Setbacks to street frontages not only establish the alignment of buildings along the street, they also provide for landscaping, entries to dwellings, enhancement of the setting of the dwelling(s), enable views from the building to and from the street, and provide a transition between public and private space.

CL26.32 - Attachment 1

Setbacks enable connected areas of deep soil that enable mature trees and habitat corridors which contribute to biodiversity, residential amenity and improve the local microclimate. Often these mature trees can be seen from the street which adds to the desired 'garden suburb' neighbourhood character.

Side setbacks are particularly important in residential neighbourhoods that experience an increase in density, as they facilitate appropriate separation to neighbouring sites to allow for sunlight access, and visual and acoustic privacy.

The specific objectives are to:

i. Ensure new development reinforces the desired streetscape character.
ii. Support the desired streetscape character with appropriate massing and space between buildings.
iii. Create a transition between public and private space which balances passive surveillance of the street, enables residential privacy and ensures compatibility with other buildings in the street.
iv. Create landscaped areas that are able to support mature vegetation, water infiltration and the creation of consolidated landscaped corridors.
v. Retain privacy and minimise overlooking/overshadowing.
vi. Protect and enhance significant view corridors from public places.

Performance Criteria	Acceptable Solutions
P13.1 New development establishes the desired spatial proportions of the street and defines the street edge. P13.2 Front setbacks closely relate to the neighbouring built form and character of the street and do not undermine the integrity of the prevailing building lines. P13.3 Setbacks for upper storeys are progressively increased to reduce bulk and overshadowing, whilst maintaining adequate daylight, sunlight, ventilation, landscaping and privacy to neighbouring properties. P13.4 The bulk and scale of development complements the desired character of the residential area. P13.5 Opportunities for intermittent views from the public domain to the surrounding rural landscape are preserved.	A13.1 Setbacks shall be provided in accordance with **Table 1.** **Note:** Setbacks may need to be greater than outlined in **Table 1** to achieve appropriate levels of residential amenity, retain significant vegetation and/or protect the visual curtilage of a heritage item.

CL26.32 - Attachment 1

Table 1: Setbacks for Development in Residential Areas

Front Setback *Primary road frontage*	**Side Setback** *Secondary road frontage corner lots*	**Side Setback**	**Rear setback**
Refer to ***Figure 8*** *and* ***Figure 10****.* • 6m, or the average of the setbacks of the two nearest adjoining dwellings or primary development, whichever is the greater. In addition to above: • Garages and carports are setback an additional 1m. • Upper storey building elements including balconies are setback an additional 4m. • Covered entry porches, verandahs, decks and the like at ground level may extend a maximum of 1m into the front setback.	*Refer to* ***Figure 8****.* • 3m. • 6m to garages and carports.	*Refer to* ***Figure 8****.* • 1.5m.	*Refer to* ***Figure 9*** *and* ***Figure 11****.* • 4m and within the building envelope determined by the following method: Planes are projected at 45 degrees from ground level (existing) at the rear boundary. • Corner lots: 4m for at least 35% of the length of the side boundary. **Note:** Rear setbacks for corner lots are located in accordance with **Figure 9**, to protect the amenity of adjoining private open space and landscaped areas. Rear setbacks may be reduced for single storey ancillary structures such as carports, garages or sheds, where: • Wall height does not exceed 3m. • Overall height does not exceed 4.5m. • All mature vegetation is retained. • There are no adverse amenity impacts.

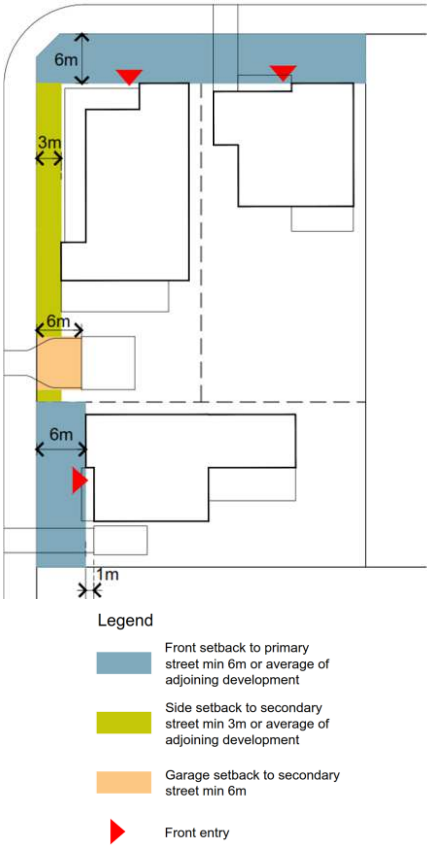


Figure 8: Street frontage setbacks and building entry points

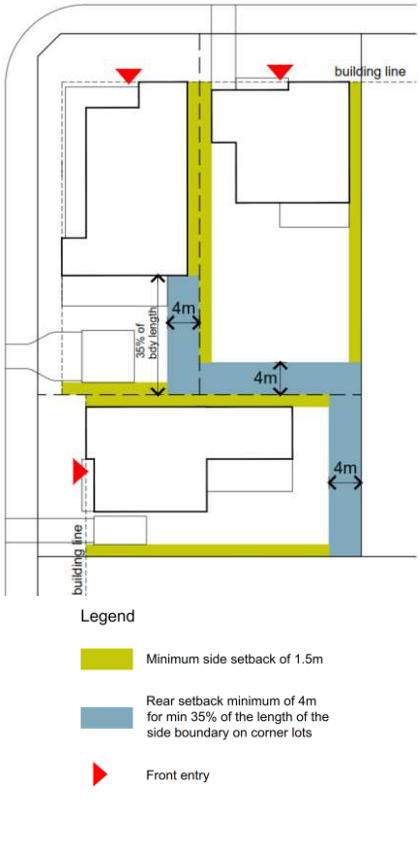
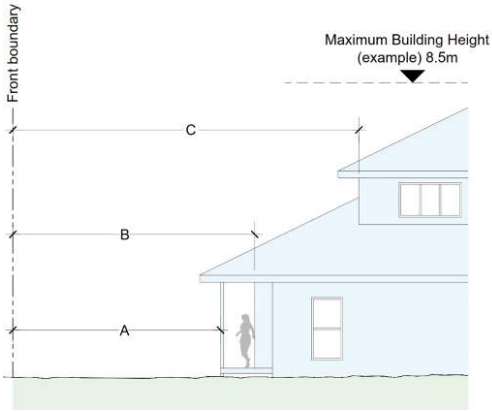


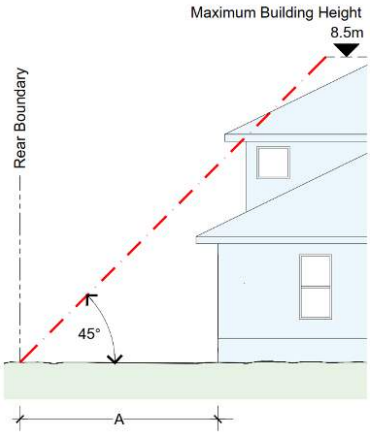
Figure 9: Rear and side setbacks





A = B minus 1m (e.g. 5m)
B = Minimum setback (e.g. 6m)
C = B plus 4m (e.g. 10m)

Figure 10: Example of front setback requirements



A - Minimum of 4m

Figure 11: Example of rear setbacks to dwelling houses and ancillary development

7.5 Built Form and Streetscape

Neighbourhood character is directly influenced by the buildings, structures and landscaping at the interface between private development and the public domain. Every development should make a positive contribution to the streetscape and wider context.

Dwellings in the residential area of Berry are predominantly freestanding, single storey cottages with pitched roofs, both hipped and gabled, and extensive established garden areas at the front, side and rear. Good building design can add to local character by respecting and enhancing features that make a place special through compatible built form, bulk, scale, height, landscaping, fencing and canopy cover. The pattern of building elements, including roof forms, overhangs, doors, windows, balconies and decorative elements are important, as is the careful choice of materials, textures, finishes and colours.

The specific objectives are to:

i. Ensure development complements the streetscape and the desired character of residential areas in Berry.

ii. Ensure the architectural appearance of development provides interest and contributes to the streetscape character.

iii. Clearly define the boundaries between public and private land and between neighbouring properties.

iv. Reduce bulk and scale of development, in particular for any second storey built form.

v. Maintain the consistent residential form for non-residential uses in residential areas.

CL26.32 - Attachment 1

vi. Encourage design that promotes social interaction, neighbourhood safety and surveillance of the public domain.

Performance Criteria	Acceptable Solutions
P14.1 Building form, composition and facade design break up the built form and bulk of the development and provide visual interest. P14.2 Development incorporates key architectural features of existing development that contributes to the desired character of the residential area.	A14.1 Buildings shall incorporate articulated front and side facades with: • A maximum unbroken wall length no greater than 8m. • Features such as verandahs, ~~and~~awnings and roof overhangs. • ~~Roof overhangs of 600mm or greater.~~ A variety of materials and finishes. A14.2 The roof design must: • Be ~~integrated harmoniously with the overall building form and is compatible~~ sympathetic with adjoining development, and incorporate a primary roof pitch of 26.5 degrees or greater. **Note**: Lower pitches may be considered where it is demonstrated that a lower pitch is the dominant characteristic style, or if the lower pitch roof area is minor to the overall roof area. • Utilise built form elements, such as pavilions with individual roof elements, to reduce the scale of large roof areas. • ~~Incorporate a primary roof pitch of 26.5 degrees (minimum).~~ A14.3 All development shall be ~~consistent~~ sympathetic with the prevailing residential built form and character as illustrated in **Figure 12** and **Figure 13**, even if the development is non-residential in nature.

CL26.32 - Attachment 1

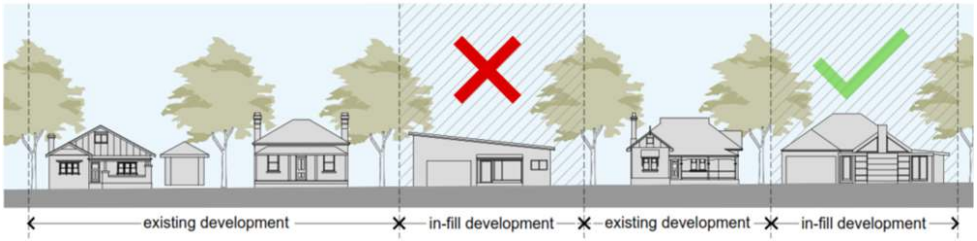


Figure 12: Streetscape example of sympathetic and unsympathetic infill development



Figure 13: Streetscape example of sympathetic and unsympathetic infill development – dual occupancy

Note: Sympathetic infill development responds to the existing scale, articulation, setbacks, materials, and roof form of adjoining development. Sympathetic development does not mean sameness or replication; it ensures that new development is in harmony with these existing built form elements.

Performance Criteria		Acceptable Solutions	
P15	Development does not have a detrimental impact on heritage significance.	A15.1	Development in the vicinity of a heritage item or heritage conservation area (including draft heritage items and draft heritage conservation areas) shall be designed to avoid adverse impacts on the heritage significance by ensuring: • Design that is sympathetic to the setting, setbacks, form, scale, materials and style of the adjoining area/s and item/s. **Note:** The setting in relation to a heritage item incorporates elements such as property boundaries, significant vegetation and landscaping features, and views to and from the item.

CL26.32 - Attachment 1

			• Retention of significant and original landscape features. **Note:** A Heritage Impact Statement may be required where the proposal may adversely impact the setting, views or values of adjoining heritage items or heritage conservation areas. Setbacks may need to be greater than specified in **A13.1** to protect the visual curtilage of a heritage item.
P16.1	New development addresses the street and contributes to safety and security in the public domain. P16.2 The building incorporates design elements that enable use and activation of the front setback area.	A16.1	Where development has a frontage to a public street, the design shall provide a visible entry point and habitable room windows facing the street frontage.
		A16.2	Development adjoining pedestrian walkways and public domain areas shall provide windows from habitable rooms enabling casual surveillance of the public domain.
		A16.3	Façades that address the street must have no more than 5m of wall length without a door or window.
		A16.4	A covered entry porch, verandah, deck or the like shall be provided on the front building facade with a depth of at least 1.5m and a width of at least 20% of the dwelling width.
P17	Development uses building materials, finishes and colours that are sympathetic to the streetscape and desired character of the residential area.	A17.1	Development shall incorporate external materials that are not out of character with prevailing development in the street.
		A17.2	Colours must be consistent with predominant colours of surrounding buildings. Bright colours are avoided unless used as a detail only.
		A17.3	A schedule of materials finishes and colours must be submitted with the development application.
		A17.4	Ancillary structures (e.g. garages and sheds) must not be prefabricated sheet metal such as Colorbond unless the building is not visible from the street.
P18	Fences, especially those along the public street, complement the desired	A18.1	On corner lots: • The return fence along the secondary frontage must be a

CL26.32 - Attachment 1

character and maximise passive surveillance of the street.		maximum height of 1.2m and extends 4m behind the building line. • Fences along the secondary frontage shall have a maximum height of 1.5m (refer to **Figure 14).** **Note:** The return fence is the side fence between the front boundary to behind the front building line of the dwelling as illustrated in **Figure 14**.
	A18.2	Return fences on non-corner lots must extend 2m behind the building line and must be the same height and design as fences on the primary frontage or coordinated with adjoining neighbour.
	A18.3	Fence materials and design shall be consistent with prevailing neighbourhood character. Concrete blocks, corrugated iron, Colorbond or similar metals shall not be used for fences adjoining the public domain. **Note:** Picket, masonry or woven wire are preferred where this is consistent with the character of the area. Refer to **Section 8** of this Chapter for additional fencing requirements in heritage conservation areas and heritage items.

CL26.32 - Attachment 1

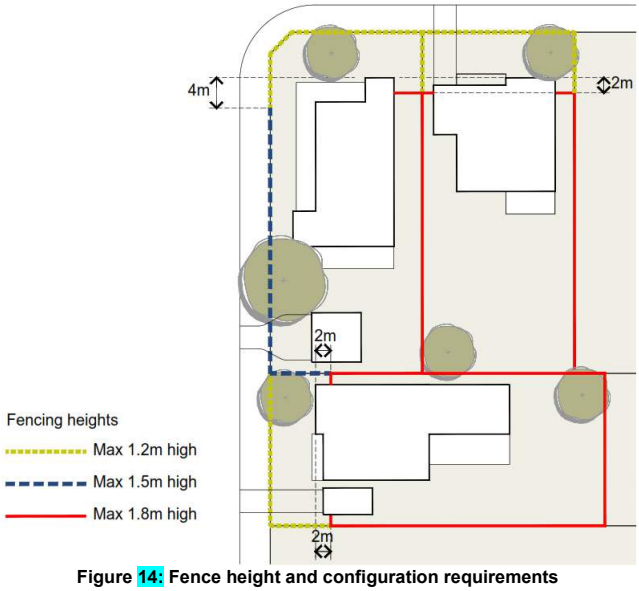


Figure 14: Fence height and configuration requirements

7.6 Carparking and Access

Advisory Note: In addition to the provisions outlined in this Section, you must refer to the relevant provisions of Chapter G21: Car Parking and Traffic of this Development Control Plan.

The design and location of car parking can have a significant impact on the existing and desired future character of Berry. The location and design of car parking needs to be carefully considered to minimise visual impact on the streetscape. It is critical that new development is not dominated by car parking areas.

The specific objectives are to:

i. Provide adequate and safe vehicular access without compromising streetscape qualities.

ii. Ensure the location of on-site car parking minimises impact on the streetscape and is characteristic of existing development in the locality.

iii. Implement design strategies to reduce the visual and physical impact of car parking on the streetscape.

CL26.32 - Attachment 1

Performance Criteria		Acceptable Solutions	
P19	The provision of onsite vehicle parking does not detract from the setting or streetscape character of the area or dominate existing buildings on the site.	A19.1	The location of garages, carports and the like, must reflect the existing pattern of surrounding development in the street.
		A19.2	Garages, carports and the like, must: • Demonstrate design quality and architectural detailing compatible in form and character with the primary building on the site and area. • Complement but remain subsidiary to the primary dwelling on the site. • Not dominate the street frontage. **Note:** Industrial and agricultural style garages ~~doors~~ or garage doors that are excessively large are not appropriate where visible from the street frontage. • Be accessed from a side or rear frontage where possible.
		A19.3	Dual occupancy development on a battle-axe lot must locate car parking for the street facing dwelling to the rear, where it is not visible from the street.
		A19.4	A maximum of two standard width single garage doors or a combined standard width double garage door shall face directly to each street frontage.
		A19.5	Car parking areas for non-residential development in residential areas shall be located at the rear or side of buildings, where possible. Where this is not possible due to genuine site constraints, the part of the car parking area that is located forward of the front building line, including driveway, must include perimeter screen planting, with a minimum planting bed width of 1.5m.
P20	The design and location of the driveway is characteristic of Berry streetscapes and minimises visual intrusion and disruption of streetscape continuity.	A20.1	The location of the driveway crossover must reflect the existing driveway pattern in the street.
		A20.2	A maximum of one driveway crossover per street frontage is provided unless it can be demonstrated that the property

CL26.32 - Attachment 1

was historically associated with more than one crossover. Driveway crossovers shall have a maximum width of:

- 3m for residential development
- 4.5m (combined) for dual occupancy (attached).

A20.3 Driveways must be separated from the side boundary by a minimum of 1m.

A20.4 Driveway paving colour, texture and material must be sympathetic with the character of the area.

> **Note:** A driveway is vehicle access associated with the proposed development that is constructed within the lot boundaries (private land).
>
> Additional provisions apply to driveways located on a heritage item or within a heritage conservation area. Refer to **Section 8**: Heritage Conservation of this Chapter.

A20.5 Driveway crossovers must not result in the loss of existing street trees in the public domain.



CL26.32 - Attachment 1

8 Heritage Conservation

This section applies to all culturally significant heritage sites, buildings and elements within the subject land area at **Figure 1**, including:

- Aboriginal Heritage.
- Heritage items (including landscape and archaeological items and building elements) as identified in Shoalhaven LEP 2014.
- Buildings and sites within Heritage Conservation Areas (HCAs) as identified in Shoalhaven LEP 2014.
- Draft heritage items and draft heritage conservation areas.

Note: This section should be read in conjunction with:

- Supporting Map 2: Heritage Conservation Area Contributory Items.
- Chapter 2: General and Environmental Considerations of this Development Control Plan.

8.1 Principles of Heritage Conservation

Heritage includes the places, objects and stories that we have inherited from the past and want to protect for future generations. It gives us a sense of our history and provides meaningful insights into how earlier generations lived and developed. It also enriches our lives and helps us to understand who we are.

Note: Clause 5.10(8) of SLEP 2014 outlines the consent requirements for carrying out development in an Aboriginal place of heritage significance.

Aboriginal Cultural Heritage is considered and managed in accordance with Chapter 2: General and Environmental Considerations in this Development

The approach to historic (non-Aboriginal) heritage conservation in this Development Control Plan is based on the underlying principles in the Australia International Council on Monuments and Sites (ICOMOS) Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

These principles are that change should:

- Be based on an understanding of cultural significance of heritage items and places.
- Respect and not diminish this cultural significance.

CL26.32 - Attachment 1

8.2 Heritage Controls

Berry contains a rich and diverse range of buildings, sites and elements that provide evidence of the town's establishment and development and contribute strongly to its unique character. It is important that the heritage value of Berry is recognised, celebrated and conserved to allow present and future generations to appreciate its history and character.

Development incorporating heritage items can support the ongoing viability of the heritage buildings that contribute to the valued character of Berry. It is important that the practical application of heritage conservation principles and consideration of the design and suitability of development retains heritage values for future generations.

Design controls for items and areas of cultural heritage in Berry aim to preserve special qualities that give Berry its character by respecting what is old, while reflecting new needs and uses of buildings. Designing in a historical context requires sympathetic solutions based on careful analysis of buildings, the setting and the surrounding areas to ensure new development retains the character that the community values. This can be achieved through consideration of massing, built form, building envelope, external proportions, use of external materials, finishes and colours, and landscaping.

The specific objectives of this section are to:

i. Ensure cultural heritage is conserved for future generations.

ii. Ensure the cultural significance of heritage in Berry is identified and understood and new development is based on an understanding of these significant features and associations.

iii. Ensure that new development respects and complements the significance of heritage items and heritage conservation areas.

iv. Encourage new development to retain, restore and enhance heritage items.

v. Ensure development maintains the setting of heritage items including the relationship between items and their surroundings.

vi. Ensure new uses of heritage items are compatible with its cultural significance.

vii. Ensure that contributory items within heritage conservation areas are retained, conserved and maintained for their historic streetscape value.

Note: Clause 5.10(3) of Shoalhaven LEP 2014 enables certain minor works or maintenance to be undertaken on a heritage item, archaeological site, or within a heritage conservation area without development consent.

Any application for the exemption will be considered by Council on a case-by-case basis and must be made in writing.

Supporting Map 2 shows the contributory items within the four Heritage Conservation Areas.

Controls in this section that apply to heritage items and heritage conservation areas also apply to draft heritage items and draft heritage conservation areas.

CL26.32 - Attachment 1

Performance Criteria	Acceptable Solutions
P21 Development demonstrates an understanding of, and responds to, the significance of the heritage item or heritage conservation area.	A21.1 Applications for the development of heritage items, draft heritage items or within heritage conservation areas or draft heritage conservation areas must be accompanied by either a: • Heritage impact statement prepared by a suitably qualified heritage consultant, in accordance with the NSW Government's Guidelines for preparing a statement of heritage impact (as updated over time); or • Heritage conservation management plan, prepared by a suitably qualified heritage consultant in accordance with the NSW Government's Guidance on developing a conservation management plan (as updated over time). **Note:** A heritage conservation management plan must be provided for development that proposes substantial alterations, subdivision and/or change of use to a heritage item. A post-development heritage conservation management plan may also be required where the setting and use of the heritage item is substantially altered by the development. A21.2 The development application must include measured and coloured drawings that clearly indicate at an appropriate scale all existing building elements to be retained, and those proposed for removal or alteration.
P22.1 Infill development, including the incorporation of heritage items in new development, ensures that: • New elements are complementary in form and consistent with the heritage characteristics of the item or area. • Significant elements of heritage items are retained and conserved.	A22.1 Development of a heritage item, incorporating a heritage item in new development or development within a heritage conservation area must be designed to respect and be compatible with the ~~established heritage character~~ significance of those items or areas, in terms of: • **Use:** Changes to the function of the place involve minimal impact to its

CL26.32 - Attachment 1

Note: Infill development applies to both residential and commercial/retail settings.

P22.2 External finishes are appropriate to the significant periods of development or architectural character of the item or area.

P22.3 Development ensures contributory items in heritage conservation areas are retained, conserved and maintained for the demonstrated intrinsic streetscape heritage value.

significance and the new use is compatible with the historic use.

- **Scale**: Primary and ancillary development shall be consistent with the characteristic height, bulk, density and ~~fine grain~~ scale of existing development through consistent setbacks, orientation, massing and window and door fenestration.
- **Form**: Roof forms must adhere to and be subservient to existing adjoining ridge and parapet heights. Residential roof pitches are generally 26.5 degrees or steeper with gabled or hipped roof forms. The main roof profile may be broken by shallower pitches only where the low-pitched roof:
  - is ~~demonstrated as~~ consistent with the building style, or
  - is minor in area, or
  - links separate ~~pitched~~ roof forms or
  - defines a separate contemporary pavilion structure located behind an existing building as shown in **Figure 15.**
- **Materials and colours**: A colour and material schedule must be provided that demonstrates that materials, colours and finishes, including door and window finishes, are compatible with the characteristic predominant style in the use of tone and palette of colours.
- **Detail**: Significant external elements such as chimneys, awnings and balustrading must be retained, and new development reinterprets these traditional details. Reinstatement of these features, where historical evidence exists, is strongly encouraged.

Note:

Compatibility, in heritage contexts, does not mean sameness or replication. It is a

CL26.32 - Attachment 1

relationship that is created where new development is capable of existing together with the established heritage in harmony. This relationship is created through appropriate consideration of the elements of use, setting, form, scale, finish and detailing.

Reinterpretation is the process of examining not only the original intended use of a heritage item or place but also the present context to enable the past and present to co-exist and continue to be understood and valued.

A22.2 Alterations and additions must:

- Avoid changes to the front elevations, with new work located to the rear or behind the original building.
- Generally, be located away from the original and intact areas of the heritage item, with new work clearly differentiated and readily identifiable from original fabric.
- Ensure roof extensions are lower than the original roof.
- Ensure the original room configuration of heritage items remains discernible and can be interpreted.
- Be designed to ensure new work complements the original scale, form and massing of the building.
- Retain original and significant fabric such as chimneys, verandahs, porches and balustrading.
- Not involve painting or rendering previously unfinished face brick.

A22.3 Development of contributory items must:

- Not significantly alter the appearance of the principal or significant street façades, except to remove detracting elements.
- Generally, be located to the rear or away from street frontages.

CL26.32 - Attachment 1

P23.1 Development respects the historical character of Berry with predominantly single storey, detached scaled buildings.	A23.1 Two storey development in residential areas is generally not appropriate and will only be considered where: • The development is alterations and additions and the second storey: - Is located to the rear of the principle building and has low visibility when viewed from the public domain. - Does not extend for the full width of the principal building. - Is not located directly above the significant original room layout of the principal building where the building is a heritage item. (Refer to **Figure 16**). • The development is new infill and ~~the second storey~~: - Presents as single storey development when viewed from the ~~public domain~~ primary frontage. **Note**: ~~Front setbacks may need to be increased to achieve this requirement.~~ Infill buildings should generally present no higher than neighbouring heritage buildings or the predominant scale of the streetscape. - The second storey does not extend for the full width of the single storey at the street frontage. ~~street frontage component.~~ - The ground floor level does not exceed 1m from existing ground level.
P23.2 Development does not compromise the form, scale and appearance of heritage items and contributory items when viewed from the public domain.	A23.2 Roof and attic additions to a heritage item will only be considered where: • The development will not alter the existing roof pitch, eave and ridge height or internal ceiling height.

CL26.32 - Attachment 1

- Any dormer windows are located on the rear elevation only.

A23.3 Upper storeys within the roof space in a heritage conservation area will only be considered if:

- The development does not exceed a wall height of 4.5m within 6m of the front building line and 7m in all other locations, when measured from existing ground level.

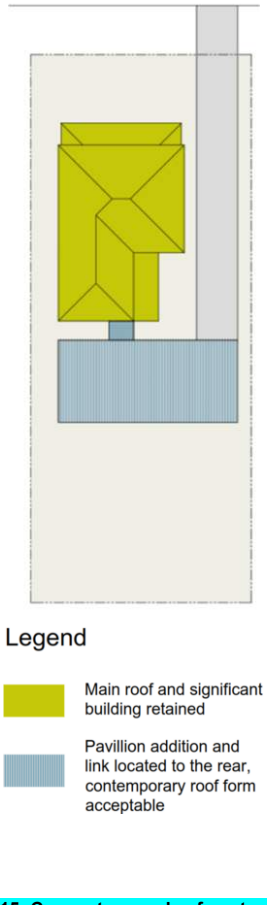


Figure 15: Concept example of contemporary pavilion addition

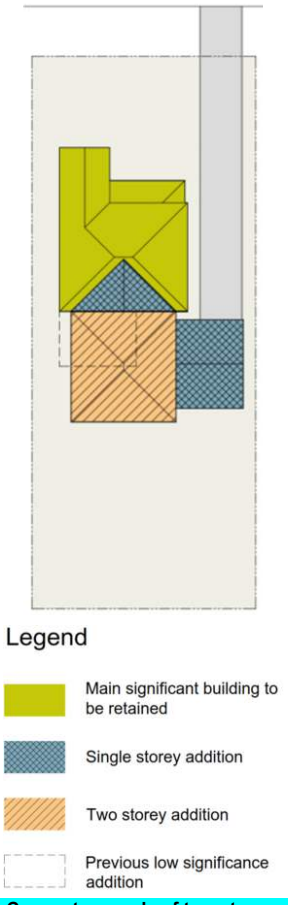


Figure 16: Concept example of two storey addition to heritage building

CL26.32 - Attachment 1

Performance Criteria		Acceptable Solutions	
P24	Significant public domain features in heritage conservation areas are retained and conserved.	A24.1	Development in heritage conservation areas must identify, retain and conserve evidence of early infrastructure in the public domain, including: • Road services and associated features. • Stone kerbing and guttering. • Street furniture. • Signposts. • Paving. • Sandstone steps and retaining walls. • Drainage infrastructure.
P25	Development retains significant subdivision characteristics.	A25.1	Where the original subdivision and/or building pattern is significant and remains intact, development that proposes lot boundary changes must: • Reinforce the townscape pattern. • Demonstrate that the significant features and settings of the item or area are not compromised.
P26	Development involving demolition or the relocation of buildings or items does not adversely affect the heritage significance of the item or area.	A26.1	The demolition or partial demolition of heritage items or contributory items in a heritage conservation area must be supported by adequate justification.
		A26.2	A development application proposing demolition or partial demolition of a heritage item must be accompanied by a demolition report prepared by a suitably qualified heritage consultant that: • Provides information about the potential heritage significance of the building, or part of building, to be demolished. • Includes a structural report prepared by a suitably qualified engineer or a pest inspection report that demonstrates that the demolition is required, and the building is beyond reasonable repair.

CL26.32 - Attachment 1

		A26.3	A development application proposing demolition, partial demolition or relocation of a contributory item must be accompanied by a heritage impact statement prepared by a suitably qualified heritage consultant that demonstrates that the heritage values of the heritage conservation area will not be adversely impacted by the proposal.
		A26.4	A development application to relocate a heritage item must demonstrate that the setting or curtilage of the item is not integral to the value of the heritage item or heritage conservation area.
P27	Solar energy panels are located to be unobtrusive and minimise impacts on heritage significance.	A27.1	Where solar panels are proposed to be installed on roofs of heritage items or within heritage conservation areas, the solar panels must: • Where possible, be located on roofs which have a low level of significance. • Be located on roofs that have low visibility. • Be mounted parallel to the roof plane. • Be recessive in colour and pattern. • Have a minimum 300mm buffer from a ridgelines, dormers and chimneys. • Be symmetrical in arrangement. **Note:** State Environmental Planning Policy (Transport and Infrastructure) 2021 permits certain solar energy system installations on heritage items as exempt development only where the installation would involve no more than minimal impact on the significance of the item or area.
P28.1	Development contributes to the heritage values of the heritage item or heritage conservation area through the promotion of a high level of landscape design which is consistent with these values.	A28.1	Development upon a site containing a heritage item or within a heritage conservation area must provide a landscape concept plan that: • Is prepared by a suitably qualified landscape professional in accordance with Chapter G3:

CL26.32 - Attachment 1

P28.2	External landscape elements are consistent with the streetscape, historic context, style and setting of existing buildings.		Landscape Design Guidelines of this Development Control Plan. • ~~Considers~~ Responds to the heritage values of the item or area. • Clearly identifies all existing landscape elements (including original and early tree plantings and fencing) to be retained and those proposed for removal or alteration. **Note:** Where landscape elements such as fences, garden walls, and consistent planting schemes or plant types are recognised as contributing to the significance of a place, these features should be retained, and new planting schemes should recognise and reinforce the height, form and character of the existing heritage landscape elements.
P29	New fencing on heritage items or within heritage conservation areas is consistent with the heritage characteristics of the item or area.	A29.1	New fencing and gates forward of the building line must be: • Compatible in design, pattern, height, material and colour appropriate to the relevant style and period of the heritage building or the prevailing style and period of the heritage conservation area. • No higher than 1.2m, unless reinstatement of known early fencing exceeding 1.2m is proposed.
P30	The integrity of the heritage item and its setting, or the heritage conservation area, is retained in the siting and materials used for new driveways.	A30.1 A30.2	The development shall retain the original driveway crossover location. Driveway materials must be sympathetic to the period and prevailing style of the heritage item or heritage conservation area. **Note:** Unfinished solid concrete or stencilled concrete driveways are generally not acceptable. Gravel, asphalt, strip driveways, sleepers or other sympathetic materials are more acceptable in Berry's context.
P31	Development ensures that garages and carports are designed to minimise visual	A31.1	Garages and carports must not be physically connected to a heritage item unless the point of connection retains

CL26.32 - Attachment 1

	and physical impacts on the heritage item.		heritage fabric and is located to the rear of the building or low visibility areas.
		A31.2	Where a freestanding garage or carport is proposed to the side of a building with significant features, ~~the garage must be located to the rear of those~~ the design minimises visual and physical impact on these features.
P32	Development that changes the use of a heritage item or incorporates a heritage item into new development, ensures that the heritage values will not be adversely impacted.	A32.1	Where development involves the adaptive reuse of a heritage item, the development shall retain an appropriate setting to allow for the continued appreciation and integrity of the item. **Note**: A good adaptive reuse is one that is sympathetic to the existing building and its historic context, and inserts new work, or makes changes that enhance and complement the heritage values of the heritage item.
P33	Development ensures that upgrades to achieve compliance are considered at the development application stage to ensure impacts on the heritage values are considered.	A33.1	Development applications must provide detail on measures required to upgrade the heritage item to meet National Construction Code (NCC) requirements, where the development proposes any of the following: • Substantial alterations representing more than 50% of the total volume of the heritage building. • A change of building classification. • A change of use that will involve building upgrades. • Significant external upgrades to provide appropriate access for people with a disability. **Note:** A NCC compliance capability report may be required where the development is likely to require significant upgrades which may result in adverse impacts to the heritage values of the item or area.

CL26.32 - Attachment 1



CL26.32 - Attachment 1

9 Advisory Information

9.1 Other legislation you may need to check

Council Policies & Guidelines	Shoalhaven Contributions Plan Shoalhaven Local Approvals Policy Shoalhaven Heritage Strategy Shoalhaven Species List for Berry Town Entry Street Tree Planting Strategy Streetscape Technical Manual
External Policies & Guidelines	Australia ICOMOS The Burra Charter and Practice Notes NSW Government: • Assessing Heritage Significance (2023) • Investigating Heritage Significance (2021) • Guidelines for preparing a statement of heritage impact (2023) • Guidance on developing a conservation management plan (2021) NSW Government Architect: • Better Placed (2017) • Design Guide for Heritage (2019) NSW Heritage Office Design in Context (2005) National Construction Code (NCC)
Legislation	Shoalhaven Local Environmental Plan 2014 *Heritage Act 1977* *National Parks and Wildlife Act 1974* *Local Government Act 1993*



CL26.32 - Attachment 1



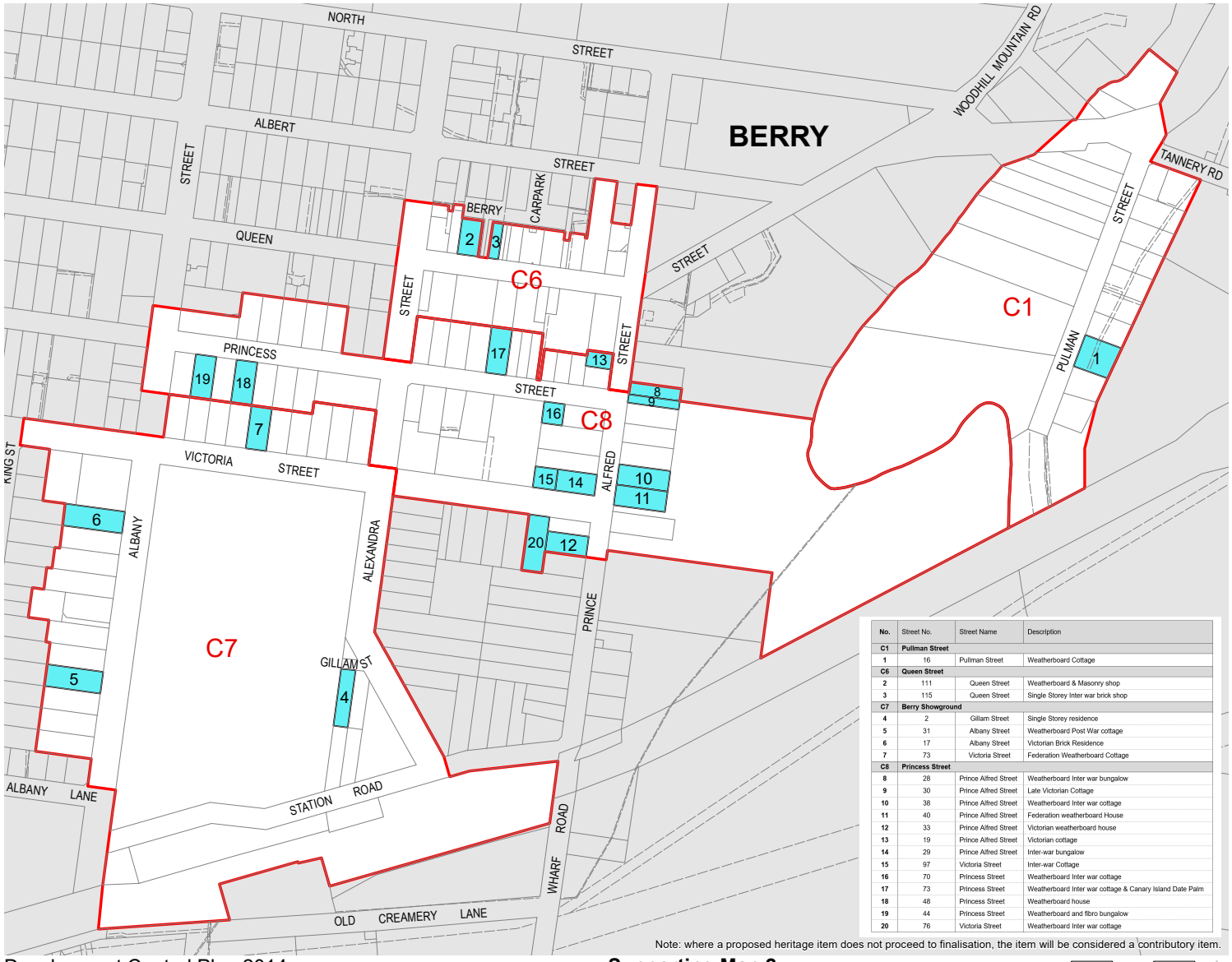
Development Control Plan 2014
Amendment No 55
Draft Chapter N2 - Town of Berry

Supporting Map 1
Berry Town Centre

Not to scale
November 2025

AUTOCAD FILE: E:\Planning\Graphics\Projects\City\DCP2014\DCP2014_Amendments\AmendmentNo55_Berry_EastOfThePrincesHighway\DCP2014_AmendmentNo55_ChapterN2_SupportingMap1.dwg

CL26.32 - Attachment 1



No.	Street No.	Street Name	Description
C1	**Pullman Street**		
1	16	Pullman Street	Weatherboard Cottage
C6	**Queen Street**		
2	111	Queen Street	Weatherboard & Masonry shop
3	115	Queen Street	Single Storey Inter war brick shop
C7	**Berry Showground**		
4	2	Gillam Street	Single Storey residence
5	31	Albany Street	Weatherboard Post War cottage
6	17	Albany Street	Victorian Brick Residence
7	73	Victoria Street	Federation Weatherboard Cottage
C8	**Princess Street**		
8	28	Prince Alfred Street	Weatherboard Inter war bungalow
9	30	Prince Alfred Street	Late Victorian Cottage
10	38	Prince Alfred Street	Weatherboard Inter war cottage
11	40	Prince Alfred Street	Federation weatherboard House
12	33	Prince Alfred Street	Victorian weatherboard house
13	19	Prince Alfred Street	Victorian cottage
14	29	Prince Alfred Street	Inter-war bungalow
15	97	Victoria Street	Inter-war Cottage
16	70	Princess Street	Weatherboard Inter war cottage
17	73	Princess Street	Weatherboard Inter war cottage & Canary Island Date Palm
18	48	Princess Street	Weatherboard house
19	44	Princess Street	Weatherboard and fibro bungalow
20	76	Victoria Street	Weatherboard Inter war cottage

Legend

Heritage Conservation Area Boundary

Contributory Items

Note: where a proposed heritage item does not proceed to finalisation, the item will be considered a contributory item.

Development Control Plan 2014
Amendment No 55
Draft Chapter N2 - Town of Berry

Supporting Map 2
Heritage Conservation Area
Contributory Items

0 40 80 120 Metres
N

November 2025
Scale 1:5 000 @ A4

I:\Planning\Graphics\Projects\City\DCP2014\Amendments\AmendmentNo55_Berry_EastOfThePrincesHighway\DCP2014_AmendmentNo55_ChapterN2_SupportingMap2.mxd

CL26.32 - Attachment 1

Table of Changes

Recommended Change		Reason
Amendment	Amend the definition for 'adaptive reuse' by replacing 'adaption' with 'adaptation' and including reference to the 'significance of the' heritage item.	Consistency with the defined terms in the Burra Charter.
Addition	Introduce a definition for 'contributory item'.	To improve clarity and accessibility by defining key heritage terms that relate directly to specific development guidance.

Exhibited changes to the Dictionary are highlighted in yellow.

Further changes that have been made post-exhibition are identified in the Table of Changes above and are highlighted in blue.

Amendment history

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1	14 October 2014	22 October 2014	New
2	23 June 2015	1 July 2015	Amendment
3	7 November 2016	30 November 2016	Amendment
4	11 December 2017	20 December 2017	Amendment
5	8 May 2018	23 May 2018	Amendment
6	28 August 2018	31 October 2018	Amendment
7	6 November 2018	14 December 2018	Amendment
8	5 November 2019	27 November 2019	Amendment
9	3 December 2019	18 December 2019	Amendment

10	20 January 2020	12 February 2020	Amendment
11	6 October 2020	23 October 2020	Amendment
12	3 November 2020	4 January 2021	Amendment
13	7 September 2021	1 October 2021	Amendment
14	5 June 2023	28 June 2023	Amendment
15	12 February 2024	28 February 2024	Amendment
16			Draft

CL26.32 - Attachment 2

Draft Dictionary

Note.
This dictionary must be read in conjunction with the *Shoalhaven Local Environmental Plan (SLEP) 2014*. Terms excluded from the *Shoalhaven Development Control Plan (DCP) Dictionary 2014* are as defined in *SLEP 2014*.

Where not identified in this document, definitions are based on the ordinary Australian dictionary meaning or other relevant legislation.

For information on the SLEP 2014 Dictionary, please view the SLEP 2014 document.

'A' board sign means any style of portable self-supporting/free-standing sign.

Above awning sign means any sign located on top of an awning or verandah where no part of the sign projects above the roof, parapet or ridge-line, or beyond the awning edge.

Absorption when used in reference to *Chapter G8: Onsite Sewage Management* means the uptake of effluent or sullage or both into the soil.

Acceptable solutions or ***controls you must comply with*** are provided as examples of what is considered acceptable to Council to enable the performance criteria and objectives to be achieved.

Access place means a street that is similar to an access street but is of a lower order in the road hierarchy, is served by a smaller number of lots and carries less traffic. It is a sub-category of local street providing local residential access with shared traffic, pedestrian and recreation use with local traffic priority, where the residential environment is dominant, traffic is subservient, speed and volume are low. This is a low traffic volume, low speed environment where pedestrians and cyclists may occasionally share the road space.

Access street means a sub-category of local street providing local residential access with shared traffic, pedestrian and recreation use with local traffic priority, where the residential environment is dominant, traffic is subservient, speed and volume are low and pedestrian and cycle movements are facilitated. Access streets carry more traffic than an access place and therefore pedestrian and cycle facilities are provided off street.

Accessible means a dwelling designed to meet the needs of people requiring higher level access from the outset, and usually designed and built with a specific person's needs in mind. An accessible house meets the requirements of the 'Livable Housing Design Guidelines', and is able to accommodate wheelchair users in all areas of the dwelling.

Active shop front means a frontage for retail or similar activity where the activity within is visible because the shop frontage is transparent or open, or where the window display occupies the full width of the shop frontage and provides visual interest to the street.

CL26.32 - Attachment 2

Adaptable means a dwelling design that is capable of being modified easily and affordably in the future to become ***accessible***.

Adaptive reuse when used in reference to *Chapter N2: Town of Berry* means the adaptation of a heritage item from the original use, which may no longer exist, to a viable new use that can retain and sustain the significance of the heritage item into the future.

Adult Shop means: A shop or commercial premises used for the purposes of selling sexually explicit products in which:

a) publications classified Categories 1 and/or 2 restricted or RC under the *Classification (Publications, Films and Computer Games) Act 1995* of the Commonwealth are shown, exhibited, displayed, sold or otherwise rendered accessible or available to the public; or

b) a business to which section 578E of the *Crimes Act 1900* applies is conducted on the premises; or

c) a business is conducted, an object of which is the display or exhibition of any product (such as articles, compounds, preparations or devices, but not printed matter) within the meaning of that Act, that is primarily concerned with sexual behaviour.

Advertisement or ***sign*** has the same meaning as in the *Environmental Planning and Assessment Act 1979.*

> ***Note.*** *The term is defined as a sign, notice, device or representation in the nature of an advertisement visible from any public place or public reserve or from any navigable water.*

Advertising sign has the same meaning as Advertisement.

Aerated waste treatment system (AWTS) means a system that uses the processes of aeration, clarification and disinfection to treat effluent from septic tanks to a standard that complies with the requirements of the relevant regulatory authorities.

Allotment or ***lot*** means an area of topographical space shown on an approved plan of subdivision and on which it is intended to construct a dwelling or dwellings.

Amenities include staff and public toilets as well as staff rooms/rest areas.

Amenity block when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* means a community building used as a shower block, toilet block or laundry block.

Annexe when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021.*

> ***Note.*** *The term is defined as a moveable dwelling that:*
> *a) is an attachment to a relocatable home or caravan, and*
> *b) is used as an extension of the habitable area of the relocatable home or caravan, and*
> *c) is capable of being erected or removed within 24 hours.*

Annual exceedance probability (AEP) means the chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage.

Appropriate engineer means:

a) a suitably experienced and qualified professional including: someone with experience and qualifications leading to recognition on the National Engineering Register (NER) in Civil or Structural Engineering (Institution of Engineers, Australia); or other professionals with good standing in the fields of flood risk management, flood studies and/or emergency management; and
b) acting at all times within their experience and qualifications; and
c) able to demonstrate to Council that they have the experience and qualifications to act as required. This normally means being able to provide documentation to Council indicating they have acted in the required capacity on at least three occasions in the last three years, and that the work was carried out to a high standard and was recognised by Council or another local council.

Arboreal means found dwelling within the crown of trees

Arboriculture means cultivating and managing trees as individuals and in small groups for amenity purposes.

Arborist means a person with training (minimum Australian Qualification Framework Level 3 in Arboriculture or equivalent) with relevant experience that enables the person to perform tasks required by Australia Standard 4373-2007.

Arterial road means roads of major state or metropolitan significance, catering for relatively high volume and/or long distance travel. In rural areas, they comprise the main interstate routes and roads connecting the larger provincial cities to the large metropolitan centres. In urban areas, they comprise the high volume routes serving the major transport corridors that link the larger activity centres. Arterial roads are sometimes called primary arterial roads.

Articulation or ***building articulation*** is the treatment of a façade of a building and how it is emphasised architecturally by using distinctive building elements such as:

a) Balconies
b) Verandahs
c) Recessed terraces
d) Bay windows and external shading devices
e) Variations in setbacks
f) Fenestration
g) Materials and detailing
h) Patterned and featured walls.

Asset protection zone (APZ) is an area between a bushfire hazard and a building, which is managed to minimise fuel loads, inhibit a fire path and reduce the effects of heat, flame, ember and smoke attack.

Associated structure when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by the *Local Government Act 1993*.

Note. *The term is defined as follows:*

a) a carport, garage, shed, pergola, verandah or other structure designed to enhance the amenity of a moveable dwelling and attached to or integrated with, or located on the same site as, the dwelling concerned, or
b) a separating wall between 2 moveable dwellings.

Australian height datum (AHD) is a common national surface level datum corresponding approximately to mean sea level.

Awning means a permanent, roof-like structure attached to, and projecting from, the wall of a building and generally designed or constructed to provide pedestrians with protection against the weather.

Awning face/fascia sign means any sign painted on or attached to the front face of an awning that does:

a) not project above or below the fascia or return end of the awning to which it is attached
b) not extend more than 300 mm from the fascia or return end of the awning
c) not extend or project beyond a point 600 mm within the vertical projection of the kerb line.

BAL-29 means a construction standard under "AS3959 – Construction of buildings in bushfire prone areas". 'BAL' stands for bushfire attack level and '29' means the building is designed to withstand ember attack and radiant heat of up to 29kW/m2.

Bandit sign means any sign displayed on or attached to a tree, post, utility pole, vehicle or structure located within or near any water, road or rail transportation corridor and includes fly posters.

Bearing capacity is defined in geotechnical engineering as the capacity of soil to support the loads applied to the ground, such as the loads from housing foundations for example

Bedrock means any rock shelf under a site that is low strength or harder.

Billboard/bulletin board may be on-building or free-standing, painted or comprise two or more poster panels.

Biobanking agreement when used in reference to *Chapter S1: Verons Estate, Sussex Inlet*, means a legally binding agreement between the landowner and the NSW Environment Minister that describes how the biodiversity values of a 'biobank site' will be conserved and protected. Biobanking is an offsetting program whereby the biobank site offsets development and environmental loss on another site.

Biodiversity offsets scheme threshold means the biodiversity offsets scheme threshold referred to in section 7.4 of the *Biodiversity Conservation Act 2016.*

Biodiversity Values Map means the map published, from time to time, on an appropriate Government website under clause 7.3 of the *Biodiversity Conservation Regulation 2017*.

Biosolid waste application means the application of sludge or other semi-solid products of human sewage treatment plants to land for the purpose of improving land productivity, that is undertaken in accordance with the NSW Environment Protection Authority's guidelines titled *Environmental Guidelines: Use and Disposal of Biosolids Products (EPA 1997)* and *Addendum to Environmental Guidelines: Use and Disposal of Biosolids Products (EPA 2000a)*.

Black water means soil (toilet) wastes mixed with water.

Bonded asbestos means any material that contains asbestos, other than friable asbestos materials.

> ***Note.*** *Bonded asbestos materials include asbestos-cement, vinyl-asbestos floor tiles, asbestos brake linings and asbestos roof felt, and other materials where the asbestos is generally 'locked' into the matrix of the material. (AS 4964-2004).*

Buffer distance when used in reference to *Chapter G8: Onsite Sewage Management* means a distance measured in metres that represents the length of flow line between a wastewater disposal area and the high water mark of a waterbody or watercourse.

Building Code of Australia (BCA) is as defined in the *Environmental Planning & Assessment Act 1979.*

> ***Note.*** *This term means the document, published by or on behalf of the Australian Building Codes Board, that is prescribed for purposes of this definition by the regulations, together with:*
>
> *a) such amendments made by the Board, and*
> *b) such variations approved by the Board in relation to New South Wales, as are prescribed by the regulations.*

Building envelope means a three dimensional zone determined by height, width, depth and setbacks that defines the buildable area on a site.

Building height plane means a plane projected at an angle of 45 degrees over the actual land to be built upon from the prescribed distance (5 metres if not specified) above ground level at the side boundaries of the site. Where the site is more than 20 metres in width or two or more lots are amalgamated or the common boundaries built over, Council shall determine the location of the Building Height Plane for that particular property.

Building line when used in reference to *Chapter S1: Verons Estate, Sussex Inlet*, means the line within which the dwelling and associated buildings should be located.

Bunting means and includes decorative flags, pennants and streamers.

Bushland means land on which there is vegetation which is either a remainder of the natural vegetation of the land or, if altered, is still representative of the structure and/or floristics of the natural vegetation.

Bushland Conservation Area (BCA) when used in reference to *Chapter N20: Jerberra Estate* means an area in which no development is allowed must be fenced and retained as native bushland. If the land is currently cleared, it must be allowed to regenerate and/or be rehabilitated.

Bushland Management Area (BMA) when used in reference to *Chapter N20: Jerberra Estate* has the same controls as BCA, except that driveways are allowed.

Business owner when used in reference to *Chapter G17: Business, Commercial and Retail Activities* means the operator or trader of the business conducted within a business or commercial premises. It may be different to the owner of the premises building.

Bypass channels redirect a portion of floodwater away from areas under threat from flooding, and so reduce flood levels along the channel downstream of the diversion.

Cambium/Cambial layer means the living part of a tree trunk that allows the movement of water and nutrients up and down the stem.

Camp site when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021.*

> ***Note.*** *This term is defined as an area of land within a camping ground on which a campervan or tent may be installed or, in the case of a primitive camping ground, on which a campervan, tent or caravan may be installed, and that is designated as a camp site by the approval for the camping ground.*

Canopy means a roof-like structure without walls that may be free standing, affixed to a building and supported by one or more posts or cantilevered and includes a covered walkway; roof over a service station driveway and a tensioned tent-like roof designed to provide protection from the weather.

Caravan when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021.*

> ***Note.*** *This term is defined as a moveable dwelling that is designed so as to be registrable as a trailer under the Road Transport (Vehicle Registration) Act 1997, but does not include a camper trailer.*

Carport when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* means a covered car parking space with no walls other than the abutting walls of a moveable dwelling from which the structure projects, provided that no more than two sides of the carport are enclosed.

Carriageway or ***roadway*** means the area of street reserve that is provided for the movement or parking of vehicles and is determined by the invert of kerb and gutter and or concrete edge strip.

Cation exchange capacity means the ability of the soil to take up (or bond with) ions such as sodium and phosphorous.

Clear (***or clearing)*** vegetation has the same meaning as in *State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.*

> ***Note.*** *The term is defined as:*
> *a) cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or*
> *b) lop or otherwise remove a substantial part of the vegetation.*

Collection area means the location where garbage or recyclable material is transferred from a building's storage containers to a collection vehicle for removal from the site.

Collection point means the usual (or agreed) point on the footpath/roadway, or on-site, where garbage and recyclables are loaded onto vehicles.

Collector road means roads that connect the local road system to the arterial and sub-arterial road system, and which serve both through and local traffic, although through traffic (between higher order roads) should be discouraged as far as practicable (on Collector

CL26.32 - Attachment 2

Roads (Tier 2)). A range of collector road cross sections are permissible, dependent on functional road hierarchy and forecast traffic volumes. Collector Roads (Tier 2) are generally at the upper scale of acceptable traffic volume limit (based on acceptable environmental thresholds), whereas Collector Tier 1 Roads (also known as Distributor Roads) are designed to carry much higher volumes of traffic linking to the sub-arterial and arterial road network. Pedestrian and cycle facilities are provided off street.

Commercial use when used in reference to *Chapter G17: Business, Commercial and Retail Activities* includes the display of goods, an advertising A-board or menu board, and alfresco dining within a defined public footpath area.

Common effluent system means a system in which septic tank effluent in a gravity reticulation system is piped from a number of residences to a central treatment and/or application system.

Communal open space means useable shared open space located within the proposed development for the recreation and relaxation of all residents of the development.

Community means a group of people living in the same locality or having common interests.

Community building when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by *the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021*.

> ***Note.*** *This term is defined as a building (such as a shower block, toilet block or laundry block) that is used or intended to be used in connection with a community amenity, and includes a building that is to be used as a manager's or caretaker's office or residence.*

Community map when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021*.

> ***Note.*** *This term is defined as:*
> *a) in relation to a manufactured home estate – means a scale map that accurately shows the road reserves, the community amenities and the dwelling sites within the manufactured home estate, and*
> *b) in relation to a caravan park or camping ground – means a scale map that accurately shows:*
> *i. the access roads, community amenities and community buildings within the caravan park or camping ground, and*
> *ii. the number, size, location and dimensions of dwelling sites or camp sites within the caravan park or camping ground, and*
> *iii. in relation to a dwelling site or camp site within the caravan park or camping ground, the particular off-site parking space or spaces (if any) designated for use by the occupier of the dwelling site or camp site.*

Community title subdivision means a subdivision under the Community Land Development Act 1989.

Companion animal means companion animal as defined under the *Companion Animals Act 1998.*

> ***Note.*** *This term is defined as:*
> *a) a dog,*
> *b) a cat,*

CL26.32 - Attachment 2

c) any other animal that is prescribed by the regulations as a companion animal.
Note. *The fact that an animal is not strictly a "companion" does not prevent it being a companion animal for the purposes of this Act. All dogs are treated as companion animals, even working dogs on rural properties, guard dogs, police dogs and corrective services dogs.*

Complex when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* means a caravan park, camping ground or manufactured home estate.

Compliance report when used in reference to *Chapter G9 Development on Flood Prone Land* and *Chapter G10: Caravan Parks in Flood Prone Areas* is a document prepared by a suitably qualified engineer, detailing how a proposed development complies with the requirements of those chapters.

Compostable material means vegetative material capable of being converted to humus by a biological decay process e.g. compost.

Composting toilet means a 'waterless' effluent treatment system that treats toilet wastes by composting as a result of natural decomposer organisms in the composting chamber.

Consent means an approval granted by Council following the lodgement of a Development Application in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979.*

Continuous accessible path of travel (CAPT) means a walkway for pedestrians along a footpath extending along the building line, where possible. The CAPT is to have no barriers, obstructions or projections to provide the best possible guidance line to provide a safe, clear and consistent pathway to meet the needs of all users (including people with a vision impairment and people of all ages and abilities).

Contributory item when used in reference to *Chapter N2: Town of Berry* means:

A building or property from a relevant historical period within an HCA that makes a positive contribution to the heritage values of the HCA but does not have sufficient intact fabric to be identified as a heritage item in Schedule 5 of Shoalhaven LEP 2014.

Conveyance or ***flood conveyance*** means a direct measure of the flow carrying capacity of a particular cross-section of a stream or stormwater channel. (For example, if the conveyance of a channel cross-section is reduced by half, then the flow carrying capacity of that channel cross section will also be halved).

Core riparian zone means the area beyond the top of bank of a watercourse that is to be protected under the *Water Management Act 2000.*

Crown maintenance pruning is as defined *in Australian Standard AS 4373, 1996 "Pruning of Amenity Trees"* and is considered to involve a reduction in tree foliage and branches by up to 10 percent in any one (1) year with no reduction in the height of the main trunk.

Cul-de-sac refers to a street, lane etc. closed at one end. The cul-de-sac head is the closed end and is designed to allow a turning area for vehicles.

Deep soil landscaping means a landscaped area of the site that is not to be built upon, or underneath, able to accommodate deep, soft soil for substantial deep-rooted vegetation and natural drainage. This area may be included in the private open space area but is not to be included in the minimum hardstand private open space area calculations.

Note. *Landscaped area is defined in SLEP 2014.*

Demolition means the complete or partial dismantling of a building by pre-planned and controlled methods, and including the removal of any whole or part of a building from a site.

Design Solutions mean solutions considered acceptable to Council to enable the objectives to be achieved.

Designated development is development listed in Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* for which an environmental impact statement is required.

Designated stock storage area means an area within the internal faces of the walls of a building, which is purposely designed and constructed for storage only, physically separated from the retail floor area and out of sight of customers.

Destroy when used in reference to vegetation means any activity leading to the death, disfigurement or mutilation of a tree.

Detached habitable room means a room or suite of rooms that are separated from the main dwelling house (except by an all weather connection) and are for use by members of the same household. The room or suite of rooms cannot be fully self-contained but may contain a bathroom. The room or suite of rooms must not include a kitchen, laundry, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room and should rely on the main dwelling house for these purposes, to function as a single dwelling occupancy.

Detached studio has the same meaning as in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Note. *The term is defined as follows:*
Detached studio means a habitable building that is used for purposes ancillary to a dwelling house such as a home office, entertainment area, art studio or guest room and:

a) is established in conjunction with a dwelling house, and
b) is on the same lot of land as the dwelling house, and
c) is separate from the dwelling house, and
d) is not used as a separate dwelling house, and
e) does not contain any cooking facilities.

Detention means the collection and temporary storage of stormwater to reduce the peak runoff from a site. Stormwater detention measures temporarily detain stormwater onsite in order to prevent flooding and erosion further downstream.

Development has the same meaning as in the *Environmental Planning and Assessment Act 1979.*

Note. *The term is defined as follows:*

a) the use of land, and
b) the subdivision of land, and

c) the erection of a building, and
d) the carrying out of a work, and
e) the demolition of a building or work, and
f) any other act, matter or thing that may be controlled by an environmental planning instrument,

However, development does not include any act, matter or thing excluded by the regulations (either generally for the purposes of this Act or only for the purposes of specified provisions of this Act).

Development control plan (DCP) is a written document that supports the *SLEP 2014*. The DCP provides detailed planning controls and guidelines for certain types of development and/or localities.

Disinfection when used in reference to *Chapter G8: Onsite Sewage Management* means the process by reducing all pathogenic and other harmful organisms to safe levels in secondary treated effluent. Processed effluent is only suitable for non-potable purposes such as irrigation.

Display when used in reference to *Chapter G22: Advertising Signs and Structures* may include clothing racks, fences, merchandise on display/sale, moveable bollards, pot plants, planter boxes, screens, stands, stalls, tables, umbrellas, and any similar movable object (not including an 'A' board sign), associated with the advertising of commercial premises.

Dog-proof fencing means fencing provided around the perimeter of the asset protection zone (APZ) on each property, to prevent dogs from escaping.

Double-sided sign means two signs, back to back, on a single structure, where both sides of the sign are identical in sign face area, dimensions and content.

Draft heritage item has the same meaning as in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Note. *The term is defined as follows:*
draft heritage item means a building, work, archeological site, tree, place or aboriginal object identified as a heritage item in a local environmental plan that has been subject to community consultation, other than an item that was consulted on before 1 March 2006, but has not been included in a plan before 27 February 2009.

Draft heritage conservation area has the same meaning as in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Note. *The term is defined as follows:*
draft heritage conservation area means an area of land identified as a heritage conservation area or place of Aboriginal heritage significance in a local environmental plan that has been subject to community consultation, other than an area that was consulted on before 1 March 2006, but has not been included in a plan before 27 February 2009.

Dwelling site when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021*.

Note. *The term is defined as follows:*
a) in relation to a manufactured home estate – means an area of land within the manufactured home estate that is designated as a dwelling site by the approval for the manufactured home estate, and

CL26.32 - Attachment 2

b) *in relation to a caravan park – means an area of land within the caravan park on which a moveable dwelling may be installed and that is designated as a dwelling site by the approval for the caravan park.*

Economic activity zones in relation to *Chapter N1: Kangaroo Valley* include the defined retail core, tourist precinct and craft industry precinct as shown on the Supporting Map of that chapter.

Eddies mean small whirls caused by movement in a flowing stream of liquid.

Effective warning time when used in reference to flooding means the time available after receiving advice of an impending flood and before the floodwaters prevent appropriate flood response actions being undertaken. The effective warming time is typically used to move farm equipment, move stock, raise furniture, evacuate people and transport their possessions.

Effluent when used in reference to *Chapter G8: Onsite Sewage Management* means liquid discharge from a septic tank, sullage treatment farm or aerated wastewater treatment system.

Effluent application area means the area of land where it is intended to dispose of or apply effluent and any by-products of sewage from the management facility.

Effluent disposal absorption means the uptake of effluent or sullage or both into the soil.

Employee when used in reference to *Chapter G19: Home Based Business Activities* means a person that works on the premises but does not reside there, and may include relatives.

Ensuite facility when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021*.

Note. *This term is defined, in relation to a dwelling site, means a building, part of a building or an associated structure that contains at least a shower, toilet and hand basin, is provided for the exclusive use of the occupiers of the site and is located on or adjacent to the site.*

Environmental planning instrument has the same meaning as in the *Environmental Planning and Assessment Act 1979.*

Note. *The term is defined as an environmental planning instrument (including a SEPP or LEP but not including a DCP) made, or taken to have been made, under Part 3 and in force.*

EP&A Act or ***the Act*** means *the Environmental Planning and Assessment Act 1979*.

Epicormic bud means dormant emergency buds located just beneath the bark that shoot when stimulated by a stress event such as pruning, burning, etc.

Epidermis when used in reference to vegetation means the outer layer of a plant (bark).

Epiphytic means a tree dwelling plant.

Equivalent population when used in reference to *Chapter G8: Onsite Sewage Management* means the number of persons deemed to be accommodated must be calculated in accordance with the requirements of Part D of the Building Code of Australia

(BCA) in conjunction with design requirements from the Department of Public Works "Manual of Practise (Sewer Design)" (1987).

Erosion and sediment control plan means a set of drawings showing how soil and water is to be managed during construction of a development.

Evacuation capability when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* means the ability of a park manager and staff to evacuate people and to remove all the towable on-site moveable dwellings and other assets identified to be relocated (e.g. tourists' vans, vehicles, boats) from the flood-prone area to a location above the probable maximum flood (PMF), having regard to the number of moveable dwellings and assets to be moved, the available resources with which to move them (caravan park staff and equipment, without recourse to the emergency services), the required time to move them, the capacity and suitability (e.g. in terms of impacts on traffic) of the evacuation route and intended storage location, and the effective warning time.

Evapotranspiration means the loss of moisture to the atmosphere by direct evaporation and also by transpiration through a plant's leaves.

Exceedances per year (EY) means the number of times an event is likely to occur or be exceeded within any given year. For example, 2 EY is equivalent to a design event with a 6 month recurrence interval when there is no seasonality in flood occurrence.

Exempt development is development that may be carried out without the consent of Council, subject to compliance *with State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and *SLEP 2014*.

Existing sign when used in reference to *Chapter G22: Advertising Signs and Structures* means any sign that was lawfully displayed on a building or site as at the date of adoption of this DCP, or any sign approved by Council at that date, but not yet displayed or erected.

External clothes drying facilities means an external area allocated to each dwelling which is principally used for the purpose of drying clothes and the like.

Fence means a structure or posts, rails, palings, metal, wire, profiled fibrous cement, masonry or other materials enclosing or bounding land and includes any foundation, foundation wall or retaining wall but does not include a wall which is part of a house or other building or structure.

Fence Sign means a sign painted on or otherwise affixed to a fence that is:

a) designed and constructed to permanently delineate and identify a boundary alignment or enclosure.
b) purpose built and designed as a backdrop to a display area (eg motor vehicle sales yard) and is not more than
    i. 4 m in height; and
    ii. not within 20 m of a front property boundary
c) a temporary fence or hoarding to delineate and protect a construction site.

CL26.32 - Attachment 2

Flexible annexe when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021.*

> ***Note.*** *The term is defined as an annexe that (apart from any rigid support frame and any floor, or any door, window or other securable opening, constructed of non-flexible material) consists entirely of canvas or other flexible material.*

Flood means a relatively high stream flow which overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam, and/or local overland flooding associated with major drainage before entering a watercourse, and/or coastal inundation resulting from super-elevated sea levels and/or waves overtopping coastline defences excluding tsunami (Floodplain Development Manual, 2005).

Flood affected means that a parcel of land is either fully or partly within the floodplain.

Flood assessment report is a document prepared by a suitably qualified hydraulic engineer, detailing existing flood risk for a catchment.

Flood certificate is a document providing flood information for a particular parcel of land - it can be obtained from Council.

Flood compatible building components means a combination of measures incorporated in the design and/or construction and alteration of individual buildings or structures subject to flooding, and the use of flood compatible materials for the reduction or elimination of flood damage.

> ***Note.*** *A list of typical flood compatible building components is provided in Supporting Document 1 of Chapter G9: Development on Flood Prone Land.*

Flood compatible materials include those materials used in building that are resistant to damage when inundated. A list of flood compatible materials is contained in Supporting Document 1 of *Chapter G9: Development on Flood Prone Land*.

Flood conveyance is a direct measure of flow carrying capacity of a particular cross-section of a stream or stormwater channel.

Flood free land means land above the probable maximum flood level.

Flood fringe is that part of the floodplain remaining after the floodway and flood storage areas have been defined.

Flood marker post is a structure erected in a prominent position which depicts the height of known significant floods of record and predicted floods.

Flood planning area is the area of land below the flood planning level (FPL) and thus subject to flood related development controls. The concept of flood planning area generally superseded the “flood liable lands” concept in the 1986 Manual.

Flood prone land is the land susceptible to flooding by the probably maximum flood (PMF) event. Flood prone land is synonymous with flood liable land.

Flood proofing means a combination of measures incorporated in the design, construction and alteration of individual buildings or structures subject to flooding, to reduce or eliminate flood damages.

Flood storage areas are those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of a flood.

Flood study is a technical investigation of flood behaviour. It defines the nature of flood risk by establishing the extent, level and velocity of floodwaters. The study also provides information on the distribution of flood flows across various sections of the flood plain for the full range of flood events up to and including the probable maximum flood (PMF).

Floodplain means the area of land which is subject to inundation by floods up to and including the probable maximum flood event, that is, flood prone land.

Floodplain risk management plan is a plan developed in accordance with the principles and guidelines contained in the NSW Government Floodplain Management Manual. Usually includes both written and diagrammatic information describing how particular areas of flood prone land are to be used and managed to achieve defined objectives.

Floodplain risk management study is a study that identifies and compares various risk management options. This includes an assessment of their social, economic, ecological and cultural impacts, together with opportunities to maintain and enhance river and floodplain environments.

Floodway means those parts of the floodplain where a significant discharge of water occurs during floods. They are often aligned with natural defined channels. Floodways are areas that, even if only partially blocked, would cause a significant redistribution of flood flow, or a significant increase in flood levels (and/or velocities).

Floor area means, in relation to a room, the area of the room measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting.

Floor area of a guestroom or tourist cabin when used in reference to *Chapter G15: Tourist and Visitor Accommodation* means the area of a guestroom or tourist cabin, measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting and all decks and verandahs.

Fluvial geomorphology is the branch of geology that examines the formation and structure of the features of the surface of the earth which is created by flowing rivers.

Footpath means the hardstand area between private property and the kerbline, whether the area is paved, grassed or concreted.

Footpath when used in reference to *Chapter G18: Streetscape Design for Town and Village Centres* refers to the full width areas of pavement on the road reserve between the property boundary and the street kerb and gutter.

Freeboard is a factor of safety typically used in relation to the setting of floor levels, levee crest levels, etc. Freeboard is expressed as additional height on top of the flood level and

provides a factor of safety to compensate for uncertainties in the estimation of flood levels across the floodplain. Freeboard is included in the flood planning level.

Free-standing sign means any sign not attached to a building or structure and includes any three-dimensional replica, object or shape.

Friable asbestos materials (AS 4964-2004) Any material that contains asbestos and is in the form of a powder or can be crumbled, pulverized or reduced to powder by hand pressure when dry.

Note. *Friable asbestos materials include asbestos lagging and sprayed asbestos insulation.*

Garage when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* means an enclosed single storey structure capable of accommodating not more than two motor vehicles, which is either attached to a moveable dwelling or detached.

Garage sale means the sale from a residential, school, church or other community related premises of second hand items only that have been used by the person(s) or group organising the garage sale.

Garbage means refuse or waste material other than trade waste, effluent, compostable material, green waste or recyclable material.

Garbage and recycling room means a room where garbage and recycling receptacles are stored, awaiting reuse or removal from the premises.

Garbage chute means a duct in which deposited material descends from one level to another within the building, due to gravity.

Green waste means vegetative matter including trees, branches, shrubs, cuttings, lawn clippings and untreated timber and wood products.

Grey water means sullage wastes (e.g. laundry, shower, kitchen, etc.) excluding toilet wastes.

Gross leaseable floor area means the sum of the areas at each floor of a building where the area of each floor is taken to be the area within the internal faces of the walls, excluding stairs, amenities, lifts, corridors, parking areas and designated stock storage areas.

Ground level (natural) or natural ground level means the same as ground level (existing) as defined in SLEP 2014.

Ground water means water that exists under the surface and within the soil.

Groundcover means any type of herbaceous vegetation, but it is only to be regarded as native vegetation that occurs in an area where not less than 50% of the herbaceous vegetation covering the area comprises indigenous species. In determining that percentage, not less than 10% of the area concerned must be covered with herbaceous vegetation (whether dead or alive).

Group when used in reference to *Chapter G15: Tourist and Visitor Accommodation* means a collection of two or more tourist cabins.

CL26.32 - Attachment 2

Guesthouse means a building or buildings used for temporary visitor accommodation of up to twenty accommodation rooms in a domestic scale of architecture, where the building or buildings incorporate a common facility for the provision of meals either to people temporarily resident or to the general public, whether or not those facilities are licensed.

Guestroom is a room or suite of rooms within a guesthouse used for tourist accommodation.

Habitable floor area means the floor areas and rooms used within a dwelling for normal domestic use, including a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room and sunroom.

Habitable room has the same meaning as in the *Building Code of Australia*.

Note. The term is defined as a room used for normal domestic activities, other than a bathroom, laundry, toilet, pantry, walk in wardrobe, hallway, lobby, clothes drying room or other space of a specialised nature that is not occupied frequently or for extended periods.

Habitat when used in reference to vegetation means vegetation that is capable of being used for the nectar feeding, roosting or nesting of birds, arboreal marsupials, micro-bats or vegetation which supports the growth of locally indigenous epiphytic plants such as orchids.

Hazard when used in reference to flooding, is a source of potential harm or a situation with the potential to cause loss.

Hazardous waste means any waste that, because of its physically, biologically or chemically damaging properties, is capable of causing a danger to the life or health of any living thing if it is released into the environment, and is, or contains, a substance specified in Schedule 1 of the Waste Minimisation and Management Regulation 1996.

Health care professional means any doctor, medical specialist, or any other person registered under an Act for the purpose of providing health care and includes (but not exclusively) a recognised specialty in the following professions: Aboriginal and Torres Strait Islander health practice, Chinese medicine, chiropractic, dental (including the profession of a dentist, dental therapist, dental hygienist, dental prosthetist and oral health therapist), medical, medical radiation practice, nursing and midwifery, occupational therapy, optometry, osteopathy, physiotherapy, speech therapy, podiatry, psychology etc.

Height of tree means the distance measured vertically between the horizontal plane of the lowest point of the base of the tree which is immediately above ground and the horizontal plane of the uppermost point of the tree.

High hazard when used in reference to *Chapter G9: Development on Flood Prone Land* and *Chapter G10 Caravan Parks in Flood Prone Areas* is as defined in the *NSW Floodplain Development Manual 2005.*

> ***Note.*** *The term is defined as possible danger to personal safety; evacuation by trucks difficult; able-bodied adults would have difficulty in wading to safety; potential for significant damage to buildings.*

Highly trafficked footpaths mean those footpaths which receive a high flow of pedestrian traffic on any given day, including; the Princes Highway, Junction Street

Holding in relation to Chapter *V1: Lot Averaging Subdivision* means all adjoining and adjacent land within the areas shown on the accompanying maps in that chapter, and under the same ownership as at the 16 July 1999. See also Clause 6.2.1 of that chapter.

Holding tank when used in reference to *Chapter G8: Onsite Sewage Management* means a tank used for holding wastewater prior to pumping out, sometimes called a collection well.

Holiday van when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by *the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021.*

> ***Note.*** *The term is defined as a moveable dwelling (other than a tent) that is or usually is continuously located on a short-term site and used primarily by its owner for occasional occupancy for holiday purposes.*

Home activity when used in reference to *Chapter G19: Home Based Business Activities* means any activity carried out by a resident for either paid or unpaid employment purposes:

a) in a dwelling or dwelling house;
b) from a building (or area) within the curtilage of a dwelling house;
c) from an outbuilding (or area) on a property in a rural location; or
d) on adjoining land in the same ownership; and
e) the dominant use of the dwelling or land is for domestic purposes; and
f) the activity does not involve the use of the property for the purposes of sexual services premises.

Hydraulic impact assessment report means a document prepared by a suitably qualified hydraulic engineer, detailing how a proposed development will change flood behaviour on and off the site as well as how the new development itself will be impacted by flooding.

Hydraulics means the study of water flow in waterways, in particular the evaluation of flow parameters such as water level and velocity.

Illuminated sign describes the method of presentation and means any sign that is illuminated either internally or externally by static or moving lights and includes floodlit signs, neon, flashing, chasing, or animated signs and colour changing fibre optic displays.

Impervious means a surface that does not allow water to infiltrate into the ground, including roofs, roads, pavements, hard surfaced sports courts, any 'sealed' areas and permanent water bodies such as swimming pools.

Important habitat trees when used in reference to *Chapter N20: Jerberra Estate* mean hollow-bearing trees (including Yellow-bellied Glider den trees and Gang-gang Cockatoo nest trees), Glossy-Black Cockatoo feed trees (*Allocasuarina littoralis*) and Yellow-bellied Glider feed trees.

Industrial road means any road in the road hierarchy which predominantly provides general traffic and service access to:

a) Development precincts that are zoned appropriately to cater for a range of industrial developments, as well as specialised retail premises, freight, public transport.

b) Generally any subdivisions or developments that are likely to generate larger than normal proportions of longer/larger vehicles or heavy vehicle traffic.

Infill development means urban development that takes place within existing urban zones on land that is currently or has most recently been used for urban land use purposes.

Infiltration when used in reference to *Chapter G2: Sustainable Stormwater Management and Erosion/Sediment Control* means downward movement of water from the surface to the subsoil.

Infiltration when used in reference to *Chapter G8: Onsite Sewage Management* means the ability of the soil to accept effluent and rainfall at the surface.

Inflatable when used in reference to *Chapter G22: Advertising Signs and Structures* means any fixed or captive balloon, blimp, kite or cold air inflatable or the like and includes lighter than air devices used for short term promotional purposes.

Injury when used in reference to vegetation means damage to a tree and includes lopping and topping poisoning, including applying herbicides and other plant toxic chemicals to a tree or spilling (including washing off or directing water contaminated by) oil, petroleum, paint, cement, mortar and the like onto the root zone cutting, tearing, breaking or snapping of branches and roots that is not carried out in accordance with accepted arboricultural practices, or is done for invalid reasons, including vandalism ringbarking, scarring the bark when operating machinery, fixing objects (eg. signs) by nails, staples or wire, using tree climbing spikes in healthy trees marked for retention (except for access to an injured tree worker) or fastening materials that circle and significantly restrict the normal vascular function of the trunk or branches damaging a trees root zone by compaction or excavation, asphyxiation including unauthorised filling or stockpiling of materials, and/or underscrubbing, unless carried out by hand tools, such as brushcutters and the like.

Installation when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021.*

Note. *The term is defined as:*

a) in relation to a manufactured home or a relocatable home— the process of connecting together the major sections of the manufactured home or relocatable home, and any associated structures forming part of the manufactured home or relocatable home, and attaching them to footings, or

b) in relation to an associated structure—the process of constructing or assembling the components of the associated structure, and (if appropriate) attaching them to footings, and includes the connection of gas, electricity, telephone, water, sewerage and drainage services.

Integrated development is development that is described under Section 4.46 of the *Environmental Planning and Assessment Act 1979.*

Integrated housing development means a subdivision of land into five or more allotments and the simultaneous design and construction of a single dwelling-house or dwelling on each of the allotments created by that subdivision.

Integrated water cycle management means the management of the water cycle in the urban and industrial context as a whole, including water use, water collection, water recycling and disposal.

Intent means a general statement that describes the purpose for applying a particular development control measure.

Intermittent watercourse or ***stream*** means any stream, channel, canal or surface water drainage depression that forms a waterbody that flows during periods of rainfall or flooding.

Irrigation area when used in reference to *Chapter G8: Onsite Sewage Management* means an area of prepared soil and aggregate through which a network of either perforated pipes is laid or spray irrigators are provided. Effluent is either sprayed or permitted to percolate into the soil bed and is removed primarily by evaporation and transpiration by plants. The area outlined within these guidelines incorporates sufficient area of land to provide for the resting of effluent disposal areas through a rotational schedule.

Land capacity study means a study that examines the potential environmental impacts of on-site effluent disposal and includes detailed soil survey topographical analysis and drainage assessment.

Land filling means to place, or allow to fall, upon any land any ballast, rock, stone, shingle, gravel, sand, clay, earth, cinders, debris or any other matter or thing so as to alter the contours or levels of the land.

Landscape plan when used in reference to *Chapter G11: Subdivision of Land* means a plan outlining the extent, type and location of landscaping proposed for subdivision development generally within the street, and may include public reserves that are to be dedicated.

Laneway means a sub-category of local street that is the lowest order in the road hierarchy. By nature of their narrow design they should be designed as shared zones and may require specific traffic regulations (for example “one way”) depending on the type and scale of development and servicing arrangements.

Lawful when used in reference to building development in Shoalhaven means that the building or structure has development consent and a construction certificate, complying development certificate or building approval; or was erected prior to 28 February 1964 [commencement of Interim Development Order (IDO) No. 1].

Licensed floor area means that area of a development which is licensed for the purposes of the *Liquor Act 2007.*

Lightweight materials mean structural and cladding materials incorporating timber, steel and the like, but do not include masonry such as bricks and concrete blocks.

Likely habitat tree means any tree which has developed hollows in the trunk or limbs suitable for nesting birds, or arboreal marsupials or mammals, or is supporting the growth of locally indigenous epiphytic plants such as orchids.

Living area means a living, dining, entertainment or other recreation area or room, but does not include bedrooms, studies, bathrooms or other amenities.

Local development means development, not being exempt development, complying development or State significant development, which is permissible with consent of Council under *SLEP 2014.*

Local distributor road (also referred to as Collector Tier 1 roads) means the highest order of Collector Road. These roads are busier than normal 'collector' roads (carrying more traffic than usually accepted as the environmental threshold for a local collector road). Depending on the road hierarchy these may/or may not be arterial or sub-arterial roads and are designed to carry much higher volumes of traffic for linking to the sub-arterial and/or arterial road network. There is often little difference in traffic volume and function between distributor roads and arterial/sub-arterial roads.

Local drainage means small scale inundation in urban areas outside the definition of major drainage as defined in the Floodplain Development Manual. Local drainage problems invariably involve shallow depths (less than 0.3m) with generally little danger to personal safety.

Local drainage management plan means a plan that examines all elements of drainage including storm drainage water quality management and stormwater harvesting.

Local overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

Local street means streets that are neither arterial, sub-arterial nor collector roads, and which predominantly cater for local, short distance travel and access to abutting property (residential and/or commercial (including retail)). A variety of Local Street cross sections are permissible depending on traffic volume, environment, and the scale and types of developments being serviced. Pedestrian and cycle facilities are provided off street.

Locality means an area so named and gazetted by the Geographical Names Board.

Long term occupation means the occupation of a dwelling site for more than one hundred and fifty (150) days in any twelve (12) month period.

Long-term site when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* and *Chapter G28: Design Guidelines for Permanent Occupation of Caravan Parks* is as defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021.*

> ***Note.*** *The term is defined as a dwelling site that is specified in the approval for a caravan park as being a long-term site.*

Lopping means the unacceptable practice of cutting between branch unions or at internodes on young trees.

Low and moderately trafficked footpaths mean those footpaths which receive a low to moderate flow of pedestrians on any given day, including; Wason, Kinghorne and Berry Streets.

Low hazard when used in reference to *Chapter G9: Development on Flood Prone Land* and *Chapter G10 Caravan Parks in Flood Prone Areas* is as defined in the *NSW Floodplain Development Manual 2005.*

Note. *The term is defined as if necessary, truck could evacuate people and their possession; able-bodied adults would have little difficulty in wading to safety.*

Main road frontage in relation to land means the frontage of that land to a main or arterial road; or a road connecting with a main or arterial road, if the whole or any part of the frontage is within 90 metres (measured along the road alignment of the connecting road) of the alignment of the main or arterial road.

Mainstream means the inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake, or dam.

Mandatory control means specific, prescriptive measures required for achieving the desired objectives. A mandatory control can be varied subject to an applicant demonstrating to Council's satisfaction that the objectives of the relevant section/subsection and chapter have been met by the development.

Manufactured home is as defined by the *Local Government Act 1993.*

Note. *The term is defined as a self-contained dwelling (that is, a dwelling that includes at least one kitchen, bathroom, bedroom and living area and that also includes toilet and laundry facilities), being a dwelling:*

a) that comprises one or more major sections, and
b) that is not a registrable vehicle within the meaning of the Road Transport (Vehicle Registration) Act 1997, and includes any associated structures that form part of the dwelling.

Manufactured home estate is as defined by the *Local Government Act 1993.*

Note. *The term is defined as land on which manufactured homes are, or are to be, erected.*

Merit approach when used in reference to flooding is an approach, the principles of which are embodied in the Floodplain Development Manual, which weighs social, economic, ecological and cultural impacts of land use options for different flood prone areas together with flood damage, hazard and behaviour implications, and environmental protection and well-being of the State's rivers and floodplains.

Motor vehicle sign means any sign fitted to, placed upon or beside a motor vehicle, caravan or trailer stopped on a public road or private property for the primary purpose of displaying such sign but does not include any sign on a motor vehicle which is able to be driven on public roads with the sign displayed.

Moveable dwelling is as defined by the *Local Government Act 1993*:

a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
b) a manufactured home, or
c) any conveyance, structure or thing of a class or description prescribed by the regulations for the purposes of this definition.

Moving sign means any sign, either illuminated or non-illuminated, including rotating, trivision, carousel, animated, computer controlled, moving display or message signs with a single or variable message.

CL26.32 - Attachment 2

Native Vegetation Panel means the Native Vegetation Panel established under section 60ZE of the *Local Land Services Act 2013.*

Normal business hours mean:

- Monday to Friday – 8.00 am to 5.00 pm.
- Saturdays 8.00 am to 1.00 pm.
- No work on Sundays or Public Holidays.

NSW Coastal Policy means the publication titled NSW Coastal Policy 1997: A Sustainable Future for the New South Wales Coast, published by the Government.

Objectives are a general statement of the overall intention of applying a design element.

Operational land has the same meaning as in the *Local Government Act 1993.*

Orchid management area when used in reference to *Chapter S1: Verons Estate, Sussex Inlet* means areas where the Leafless Tongue Orchid (Cryptostylis hunteriana) and/or the greenhood orchid species Pterostylis ventricosa occur (refer to supporting map of Chapter S1). Note that potential habitat for Ptersuostylis ventricosa in Swan Lake has not been surveyed.

Orphan site when used in reference to *Chapter S8: Ulladulla Town Centre* means a site in the retail area where maximum development in accordance with that chapter has occurred on at least two adjoining sites. Note. This control only relates to floor space ratio (see definition in *SLEP 2014*).

Other advertised development means any development that is identified as advertised development in a local environmental plan or DCP.

Outbuilding means any of the following:

a) Balcony, deck, patio, pergola, terrace or verandah, carport or garage that is attached or free-standing,
b) Cabana, cubby house, fernery, garden shed, gazebo or greenhouse, shed or shade structure,
c) Rainwater tank,
d) Above ground swimming pool

Outdoor dining area means an approved sit down, un-enclosed, open-air (al-fresco) dining area with associated furniture located on either a public footpath or on private property. The area is defined by that area occupied by the furniture with sufficient room for diner manoeuvrability and any associated menu boards, pot plants, planter boxes and/or screens or crash barrier.

Overland flow path means the path that stormwater may take if the piped or channelled stormwater system becomes blocked or its capacity exceeded. Overland flow paths provide a fail-safe system to ensure that stormwater is not likely to cause flood damage.

Owner is as defined in *the Local Government Act 1993 No. 30.*

Note. *The term is defined as*
a) in relation to Crown land, means the Crown and includes:

i. *a lessee of land from the Crown, and*
ii. *a person to whom the Crown has lawfully contracted to sell the land but in respect of which the purchase price or other consideration for the sale has not been received by the Crown, and*

b) *in relation to land other than Crown land, includes:*
i. *every person who jointly or severally, whether at law or in equity, is entitled to the land for any estate of freehold in possession, and*
ii. *every such person who is entitled to receive, or is in receipt of, or if the land were let to a tenant would be entitled to receive, the rents and profits of the land, whether as beneficial owner, trustee, mortgagee in possession, or otherwise, and*
iii. *in the case of land that is the subject of a strata scheme under the Strata Schemes (Freehold Development) Act 1973 or the Strata Schemes (Leasehold Development) Act 1986, the owners corporation for that scheme constituted under the Strata Schemes Management Act 1996, and*
iv. *in the case of land that is a community, precinct or neighbourhood parcel within the meaning of the Community Land Development Act 1989, the association for the parcel, and*
v. *every person who by this Act is taken to be the owner, and*

c) *in relation to land subject to a mining lease under the Mining Act 1992, includes the holder of the lease, and*
d) *in Part 2 of Chapter 7, in relation to a building, means the owner of the building or the owner of the land on which the building is erected.*

Parallel development when used in reference to *Chapter G15: Tourist and Visitor Accommodation* means development for Bed & Breakfast Accommodation and Tourist Cabins carried out on the same land.

Parapet means a low wall projecting from the edge of a platform, terrace or roof.

Park van when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021.*

Note. *The term is defined as a moveable dwelling (other than a tent), whether or not capable of being registered under the Road Transport (Vehicle Registration) Act 1997, that:*
a) *is or usually is continuously located on a short-term site, and*
b) *is provided for hire, and*
c) *is used by a site occupier other than the owner of the moveable dwelling primarily for holiday purposes.*

Partial demolition when used in reference to *Chapter N2: Town of Berry* means:

a) The removal or modification of any part of the significant elements of a heritage item including internal and external elements, or
b) The removal or modification of significant external elements of a contributory item

Pathway when used in reference to *Chapter G18: Streetscape Design for Town and Village Centres* refers to the part width areas (various widths) of pavement on the road reserve between the property boundary and the street kerb and gutter.

Peak flow means the maximum instantaneous outflow from a catchment during a storm event.

CL26.32 - Attachment 2

Performance Based Solution Statement means a written statement accompanying a development application demonstrating how the:

- Objectives and relevant performance criteria will be achieved if an alternative to an 'acceptable solution' is proposed.
- Objectives will be achieved if an alternative to a 'mandatory control' is proposed.

Performance criteria identify how a development should perform so that the desired objectives can be achieved. They provide designers and developers an opportunity to work through a variety of design criteria. Not all performance criteria will be applicable to every development.

Permeability when used in reference to *Chapter G8: Onsite Sewage Management* means the ability of the soil to 'absorb' and transmit effluent through its profile.

Permeable paving means paving construction using impervious materials that are physically shaped and/or arranged to allow infiltration through gaps in the pavement material.

Permissible site discharge means the maximum discharge from the site during a 1 in 5 year ARI storm event under predevelopment (existing) site conditions.

Permit means a permit issued by Council under *Chapter G4: Tree & Vegetation Management* for the removal or pruning of trees or other vegetation.

Pervious means a surface that permits water to infiltrate into the ground.

pH means the measure of acidity or alkalinity measured on a scale of 0 to 14 with 7 as a neutral point. From 0 to 7 is acid; from 7 to 14 is alkaline.

Phosphorous sorption capacity when used in reference to *Chapter G8: Onsite Sewage Management* means the ability of the soil to take up phosphorous from the effluent.

Plan of survey or ***survey plan*** means a plan prepared in accordance with survey practice and prepared by a registered surveyor.

Pond-based aquaculture means aquaculture undertaken in structures that are constructed by excavating and reshaping earth, which may be earthen or lined, and includes any part of the aquaculture undertaken in tanks, such as during the hatchery or pre-market conditioning phases, but does not include natural water-based aquaculture. Note. Typical pond-based aquaculture is the pond culture of prawns, yabbies or silver perch.

Porous paving permits water to pass through the paving material by virtue of the properties of that material.

Potable water means water that is fit for human consumption.

Potential building area/line when used in reference to *Chapter S1: Verons Estate, Sussex Inlet*, means the area or line identified on the supporting map in Chapter S1 within which dwellings and associated buildings should be located so that your property and neighbouring properties can be safely and appropriately developed.

Potential development area when used in reference to *Chapter S1: Verons Estate, Sussex Inlet*, encompasses the potential building area and bushfire asset protection zones (APZ) and on-site effluent treatment and application area.

Potentially hazardous food means food that has to be kept at certain temperatures to minimise the growth of any pathogenic microorganisms that may be present in the food or to prevent the formation of toxins in the food. Examples of potentially hazardous food includes; meat, poultry, seafood, rice, dairy, eggs etc.

Prescribed waters mean any waterbody that has been specifically identified by Sydney Water or Shoalhaven City Council as being an important resource within a drinking water catchment.

Primary frontage means:

- The single frontage where an allotment has a single frontage to the road; or
- The shortest frontage where an allotment has two or more frontages to the public road; or
- The two frontages where an allotment (not including a corner allotment) runs between two roads.

Primary treatment when used in reference to *Chapter G8: Onsite Sewage Management* means the separation of suspended material from wastewater by settlement and/or flotation in septic tanks, primary settling chamber, anaerobic process of treatment, prior to effluent discharge to either a secondary treatment process, or to a land-application system.

Probability when used in reference to flooding is a statistical measure of the expected chance of flooding (see annual exceedance probability (AEP)).

Probable maximum flood (PMF) is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation. Generally, it is not physically or economically possible to provide complete protection against this event. The PMF defines the extent of flood prone land, that is, the floodplain.

Probable maximum precipitation (PMP) is the greatest depth of precipitation for a given duration meteorologically possible over a given size storm area at a particular location at a particular time of the year, with no allowance made for long-term climatic trends (World Meteorological Organisation, 1986). It is the primary input to the estimation of the probable maximum flood.

Professional engineer means a person:

a) who is a registered professional engineer in the relevant discipline who has appropriate experience and competence in the relevant field; or
b) who is:
    i. a Corporate Member of the Institute of Engineers, Australia; or
    ii. eligible to become a Corporate Member of the Institute of Engineers, Australia, and has appropriate experience and competence in the relevant field.

Projecting wall sign means any sign attached to and projecting at right angles from a wall.

Provisional hydraulic and hazard categories are the categories used in place of hydraulic and hazard categories where no Floodplain Risk Management Plan has been prepared as yet and are based on velocity and depth considerations only.

Prune or ***pruning*** is defined as all other pruning which is not 'crown maintenance pruning' and includes 'crown modification' as defined in *Australian Standard AS 4373-1996, "Pruning of Amenity Trees"*.

Public dining area means that area set aside for patrons to eat meals and excludes kitchen, bar and amenity areas but includes reception areas.

Public open space means land used or intended for use for recreational purposes by the public and includes parks, public gardens, riverside reserves, pedestrian and cyclist accesses, playgrounds and sports grounds.

Public road has the same meaning as in the *Roads Act 1993.*

Note. *The term is defined as:*

a) any road that is opened or dedicated as a public road, whether under this or any other Act or law, and

b) any road that is declared to be a public road for the purposes of this Act.

Public work means work carried out by the Council on Public Land.

Pump-out effluent system means a normal septic tank system, followed by a holding tank, used for the storage of effluent which is pumped out by a Council contractor at regular intervals with a specified number of services per year. This effluent is transferred to one of Council's sewage treatment works for further treatment and ultimate disposal.

Pylon sign means any freestanding elevated sign supported by one or more columns, pylons or poles where the display area may include separate removable and replaceable slats, panels or other components.

Recyclable means capable of being reprocessed into usable material or re-used.

Regulation when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* means the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021.*

Reliable access means the ability for people to safely evacuate an area subject to imminent flooding within effective warning time having regard to the depth and velocity of floodwaters, the suitability of the evacuation route, and without the need to travel through areas where the "water depth - velocity product" is greater than $0.3m^2/s$.

Relocatable home when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021.*

Note. *The term is defined as:*

a) a manufactured home, or

b) any other moveable dwelling (whether or not self-contained) that comprises one or more major sections, including any associated structure that forms part of the dwelling, but does not include a tent, caravan or campervan or any moveable

dwelling that is capable of being registered under the Road Transport (Vehicle Registration) Act 1997.

Remnant tree or vegetation means a native tree or any patch of native vegetation which remains in the landscape after removal of most or all of the native vegetation in the immediate vicinity.

Removal or pruning (or remove or prune) has the same meaning as **Clear (or clearing)** vegetation.

Remove when used in relation to vegetation means to cut down, take away or transplant a tree from its place of origin.

Restricted development site means land identified as a restricted development site on the Natural Resource Sensitivity Land map overlay in the *SLEP 2014.*

Retailing when used in reference to *Chapter G19: Home Based Business Activities* involves the display for sale of goods in small quantities to the public but does not include mail order, 'Just in time' retailing or 'E-commerce'.

Retention means the storing of water for beneficial use. It applies to the storage volume available for reuse or systems that allow infiltration into the soil profile. Retention can apply to all forms of water including rainwater, stormwater and recycled water.

Rigid annexe when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* is as defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds & Moveable Dwellings) Regulation 2021.*

Note. *The term is defined as an annexe that is not a flexible annexe.*

Risk means the chance of something happening that will have an impact. It is measured in terms of consequences and probability (likelihood). In the context of *Chapter G9: Development on Flood Prone Land* and *Chapter G10: Caravan Parks in Flood Prone Areas*, it is the likelihood of consequences arising from the interaction of floods, communities and the environment.

Roof water means rain (water) that falls on the roof of a building.

Rooftop solar systems means photovoltaic cells, solar panels, skylights, solar hot water panels, windows, glazed doors, solar cells embedded within the material of the roof and new and emerging technology.

Roughness coefficients describe the resistance of the bed of a channel to the flow of water within it. They are used in equations calculating energy loss due to roughness of a surface.

Runoff means the same as ***stormwater***.

Rural Lifestyle Area when used in reference to *Chapter V1: Lot Averaging Subdivision* refers to localities 1-8 identified in Clause 4.2B of *SLEP 2014.*

Scale means relative dimensions to ground level, including height, bulk and number of storeys.

Secondary frontage means:

- The longer frontage where an allotment has two or more frontages to a road; or
- The frontage that adjoins a lane where an allotment (not including a corner allotment) runs between a road and a lane.

Secondary treatment when used in reference to *Chapter G8: Onsite Sewage Management* means anaerobic and aerobic biological processing and settling or filtering of effluent received from a primary treatment unit. Effluent quality following secondary treatment is expected to be equal to or better than 20 g/m3 five-day biochemical oxygen demand and 30g/m3 suspended solids.

Septic tank a tank used for the collection, primary settling and anaerobic treatment of household wastewater.

Sewage includes any effluent of the kind referred to in paragraph (a) of the definition of waste in the dictionary to the *Local Government Act 1993.*

Sewage management system means

a) a human waste storage facility; or
b) a waste treatment device intended to process sewage, and includes a drain connected to such a facility or device.

Short-term site when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* and *Chapter G28: Design Guidelines for Permanent Occupation of Caravan Parks* is as defined by the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

> ***Note.*** *The term is defined as a dwelling site on which a moveable dwelling that is ordinarily used for holiday purposes may be installed and that is specified in the approval for a caravan park as being a short-term site.*

Sign face area means the area bounded by the framework of a manufactured panel, hoarding or illuminated sign case and is calculated by the sign face height and sign face width.

Single storey when used in reference to *Chapter N1: Kangaroo Valley* means a single storey construction with pitched roofs and being no greater than 5.5 metres in height as measured from any point on the natural surface below a structure.

Site specific flood warning system is where the following is provided:

a) an alarm system which alerts occupants to the need to evacuate, sufficiently prior to likely inundation to allow for the safe evacuation of pedestrians and vehicles; and
b) signage to identify the appropriate procedure and route to evacuate.

SLEP 1985 means the *Shoalhaven Local Environmental Plan 1985.*

SLEP 2014 means the *Shoalhaven Local Environmental Plan 2014.*

Slow point or ***local area traffic management device (LATM)*** when used in reference to *Chapter G11: Subdivision of Land* means sections of a street which have geometric features

which limit the travel speed of vehicles. These include bends, constrictions to carriageway width etc.

Sodicity means the level or presence of exchangeable sodium salts in the soil. Effluent contains high levels of sodium that may act to disperse clay particles, resulting in a significant reduction in the permeability of the soil.

Soil and water management plan means a document which sets out strategies and controls for a development or site to prevent pollution of the environment from all pollutants during the construction stage.

Soil profile means the different layers (horizons) of different soil types with depth.

Solar access means the ability of a dwelling to receive direct sunlight into living and private open spaces without obstruction by buildings or other impediments.

Special waste means a waste that posed or is likely to pose an immediate or long-term risk to human health or the environment. This includes hazardous waste, clinical waste and contaminated waste. Special arrangements need to be made for the management of these wastes.

Split systems when used in reference to *Chapter G8: Onsite Sewage Management* means where black and grey water are split into separate waste streams at the source. Full on-site split systems dispose of both streams on-site but into separate disposal systems. Partial on-site split systems dispose of grey water on-site and rely on a cart-away system for the black water stream.

Stability analysis report or ***geotechnical report*** means a report that examines the geological profile of the site and includes the soil and moisture condition and watertable and bedrock characteristics.

Stacked parking means a parking arrangement with two parking spaces arranged one behind the other either in separate or same ownerships (may be self-managing and a management plan or arrangement may be required).

State significant development is development that is declared to be State significant development by a State Environmental Planning Policy, Regional Environmental Plan, Local Environmental Plan or the Minister as the case may be in a range of particular circumstances.

Storage depth means the amount of rainfall that would previously have been stored on site through surface ponding and infiltration prior to the addition of impervious surfaces.

Stormwater means rainfall that is concentrated after it runs off all urban surfaces such as roofs, pavements, carparks, roads, gardens and vegetated open space and includes water in stormwater pipes and channels.

Stormwater management plan means a concise report and/or drawing/s that provide sufficient information to demonstrate how the development meets the relevant stormwater controls and supporting guidelines.

Stormwater infiltration trench or ***bioretention system*** means a purpose built absorption trench designed to store and filter stormwater runoff from dwelling and associated structures.

Stream forming flow means the following percentage of the 2-year ARI flow rate estimated for the catchment under natural conditions:

- 10 per cent for low cohesion (e.g. sandy) bed and banks.
- 25 per cent for moderately cohesive bed and banks.
- 50 per cent for cohesive (e.g. stiff clay) bed and banks.

Structure (not including an 'advertising structure') means a construction, not necessarily roofed, which performs a function or functions requiring rigidity and includes a fence.

Sub-arterial road means roads of lesser importance than the arterial roads, but which still cater for relatively high volume and/or long distance travel, and on which through traffic predominates. In rural areas they comprise routes of state-wide or regional significance, and in urban areas they comprise routes of metropolitan-wide or regional significance. Sub-arterial roads are sometimes called secondary arterial roads.

Sufficient time/access means the ability to safely evacuate to an area above the PMF prior to the onset of flooding, within the effective warning time, having regard to the suitability of the route and the possible prevailing environmental conditions including the depth and velocity of floodwaters, and without reliance on a private flood warning facility.

Suitably qualified hydraulic engineer means an experienced and qualified professional engineer, recognised as a chartered professional engineer by the Institution of Engineers Australia in the field of civil engineering, flood risk management, emergency management, structural engineering or similar, acting at all times within their experience and qualifications, and able to demonstrate to Council that they have the experience and qualifications to act as required.

Suitably qualified person means any of the following:

c) Professional engineer as defined above,
d) Licenced builder,
e) Level 1 or 2 Accredited Certifier – Building Surveying,
f) Registered Architect

Tandem parking means a parking arrangement with two parking spaces arranged one behind the other and in the same ownership (self-managing).

Temporary sign means an advertisement for short term promotional purposes that:

a) announces any local event of a religious, educational, cultural, social or recreational character or relates to any matter in connection with such an event; and
b) the event is organised by a charitable organisation, sporting association or public authority; and
c) does not include advertising of a commercial nature (except for the name(s) of an event's sponsor(s)).

Tertiary treatment means the process by which disinfection and additional Biological Oxygen Demand (BOD) removal are achieved upon secondary treated wastewater.

Disinfection should reduce all pathogenic and other harmful organisms to safe levels. Processed effluent is only suitable for non-potable purposes such as irrigation.

Top of bank means the point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measure perpendicularly from the break.

Topping means cutting away part, or all, of the tree canopy leaving a trunk and stubbed main branches.

Tourist accommodation sites means short term camping or caravan sites within a caravan park, used for the provision of holiday accommodation, not permanent occupation.

Tourist accommodation unit means a dwelling used, designed, constructed or adapted to be used for the provision of holiday accommodation, not permanent occupation, being one of a group of similar dwellings forming part of a tourist facility.

Tourist cabin means a freestanding building used to provide short-term self-contained holiday accommodation.

Note: *Tourist cabin is a type of tourist and visitor accommodation as defined in SLEP 2014.*

Tourist and camping site when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* means a short-term or camping site in a caravan park or a camping site in a camping ground that is available for hire by tourists and does not have or usually have a moveable dwelling continuously located on site.

Tourist resort means a building or buildings containing more than twenty (20) accommodation units providing for short term visitor accommodation and recreation, which building or buildings may include a refreshment room and space capable of being used for functions such as receptions, conventions and may provide other recreational facilities incidental to such accommodation.

Towable on-site moveable dwelling when used in reference to *Chapter G10: Caravan Parks in Flood Prone Areas* means a moveable dwelling (including a caravan or annexe) that is or usually is continuously located on site and is designed, installed and maintained in a manner so as to be removed from the flood-prone area within the effective warning time (e.g. quick-release tie-down, draw-bar and wheels attached and serviceable, services readily detachable, not attached to non-towable moveable dwellings or associated structures). Experience indicates that moveable dwellings located on long-term sites tend to lose their mobile status and so would not generally qualify as towable on-site moveable dwellings. Similarly, holiday vans tend to lose their mobile status, and their removal could place unreasonable burdens on the park manager and emergency services, so these also would not generally qualify as towable on-site moveable dwellings.

Town activity node means concentration of a high level of human activity and social interaction at a particular point in the town, or at that point where human activity is concentrated in the town.

Trade waste means refuse or waste material arising from any trade or industry but excludes liquid waste, demolition waste, building waste, special waste, contaminated waste, green waste or recyclable waste.

Traffic generating development means development that requires in excess of three off-street car parking spaces and/or frequent vehicle access by a large rigid truck or bus containing over twelve seats.

Tree means a perennial plant with at least one self-supporting woody or fibrous stem, being:

a) more than 5m tall, or
b) more than 5m wide across the foliage crown or
c) having a trunk circumference of more than 500mm measured 1m above ground level.

Tree dripline or zone means the area defined, under a tree, by the outer edge of the tree canopy projected to ground level.

Trunk drainage means stormwater drainage beyond immediate property and street drainage.

Two storey when used in reference to *Chapter N1: Kangaroo Valley* mans a two storey construction with pitched roofs and being no greater than eight metres in height as measured from any point on the natural surface.

Under awning sign means a sign suspended from underneath an awning or verandah.

Undesirable species means plants that have characteristics which may lead to poisoning, weed infestation, brittle and dangerous wood, excessive spread of roots or bushland invasion.

Urban area means any land zoned Residential, Commercial or Industrial under SLEP 2014.

Urban design master plan means a comprehensive Plan for an area of renewal where particular attention must be paid to design and layout principles required in the Plan and for consultation with the local community.

Vegetation means all native plant communities other than trees as defined in this plan.

Vegetation management plan means a structured program adopted by the Council for the protection, maintenance, restoration and replacement of trees and native vegetation.

Vicinity of a heritage item or conservation area means the extent of land, natural environment and/or built environment which has a physical or visual relationship to the heritage item or conservation area. The objective of control of development in the “vicinity” of heritage items and conservation areas is to ensure new development does not adversely impact upon the heritage significance of other sites.

View means what is seen from a particular point.

View Corridor means a cone of vision extending from a selected point towards the valued view.

Village Centre in relation to Chapter N1: Kangaroo Valley is generally the built-up area of the town between the school and the showground.

Village Retail Core in relation to Chapter N1: Kangaroo Valley is the area shown on the map and bounded to the west by the Anglican Church and the School, to the east by the Police Station and Heritage Precinct, to the north by the proposed cycle path and to the south by existing premises having frontage to Moss Vale Road (lot depth of 25-30 metres).

Vista means an enclosed view usually long and narrow.

Visual impact statement when used in reference to *Chapter N1: Kangaroo Valley* means a report that examines the effects of development on the scenic values of Kangaroo Valley and recommends ways to neutralise any adverse impacts.

Volume reduction equipment means devices, which reduce the volume of waste or recyclable material including compressing devices such as compactors and balers, and shredding, pulverising or crushing devices.

Voluntary conservation agreement when used in reference to *Chapter S1: Verons Estate, Sussex Inlet*, is a voluntary, legally binding agreement between a landholder and the NSW Environment Minister. Conservation agreements are used to permanently protect land which has special environmental features.

Wall or ***courtyard wall*** means a wall, screen or fence, screening part or portion of an allotment of land for privacy, security or safety reasons.

Waste has the same meaning as in the *Protection of the Environment Operations Act 1997.*

Note. *This term is defined as follows:*

a) any substance (whether solid, liquid or gaseous) that is discharged, emitted or deposited in the environment in such volume, constituency or manner as to cause an alteration in the environment, or

b) any discarded, rejected, unwanted, surplus or abandoned substance, or

c) any otherwise discarded, rejected, unwanted, surplus or abandoned substance intended for sale or for recycling, processing, recovery or purification by a separate operation from that which produced the substance, or

d) any processed, recycled, re-used or recovered substance produced wholly or partly from waste that is applied to land, or used as fuel, but only in the circumstances prescribed by the regulations, or

e) any substance prescribed by the regulations to be waste.

A substance is not precluded from being waste for the purposes of this Act merely because it is or may be processed, recycled, re-used or recovered.

Waste cupboard means a storage area within each dwelling (usually in the kitchen) of a size sufficient to enable source separation of a single days work into garbage, recyclables and compostable material.

Waste management plan means a plan prepared in accordance with the Waste Minimisation and Management Guidelines. A waste management plan would typically include a table showing the volume and type of waste to be generated, stored and treated on site, how the residual is to be disposed of and how ongoing management will operate.

CL26.32 - Attachment 2

Waste storage and recycling area means a designated area or a combination of designated areas upon the site of a building for the housing of approved containers to store all waste material (including recyclable material) likely to be generated by the building's occupants.

Waterfront means the sea, bays, rivers and lakes (as defined by the 1:25,000 Topographic Map series as prepared by the NSW Land and Property Information).

Water cycle management study means a study examining:

a) the existing volumes of water and pollutant levels leaving the site and predict any changes which might result from the development. This information must be provided for both wet and dry weather conditions;
b) how the development will maintain or improve existing water quality;
c) how the management systems which used to control impact on water quality will be able to operate properly over the life of the development;
d) how the development will achieve any water quality objectives for rivers and streams;
e) the effect of the development on the waterbodies to which it discharges;
f) the outline management strategies and practices to control those affects;
g) how the performance of water quality control systems will be monitored over time.

Water sensitive urban design (WSUD) is the integration of urban town planning and development with the management, protection and conservation of the water cycle as a whole.

Wholesale supplies mean a building or place used for the display, sale or hire of goods or materials by wholesale only to businesses that have an Australian Business Number registered under the A New Tax System (Australian Business Number) Act 1999 of the Commonwealth.

Wildlife friendly fencing when used in reference to *Chapter N20: Jerberra Estate and S1: Verons Estate, Sussex Inlet* means fencing provided in the bushland conservation area (BCA) or bushland management area (BMA) to limit disturbance whilst not impeding the movement of wildlife, comprising posts and plain wires.

Window includes a roof skylight, glass panel, glass brick, glass louvre, glazed sash, glazed door, translucent sheeting or other device which transmits natural light directly from outside a building to the room concerned.

Zero lot line means a dwelling with no side boundary setback on one side of the lot – i.e. the dwelling is built to the boundary. The wall of the dwelling on the lot line has no windows and is constructed in accordance with the Building Code of Australia.

Summary of Submissions
PP075: 2024 Berry Heritage Review
Public Exhibition: 6 August to 19 September 2025

No.	Submitter	Summary of Submission	Staff Comments
1	Individual	**Raises other issues** 1.1 Raises concerns that heritage protection should be LGA wide and protection investigations and mechanisms should be replicated for the entire Shoalhaven.	**No change recommended.** 1.1 **Noted.** The New Land Use Planning Scheme and revision of key planning documents (LEP & DCP) may incorporate further protection of heritage.
2	Individual	**Support or lack of support not stated** 2.1 Seeks clarification on why the Princess Street Reserve was not listed as a heritage item (as Alexandra Reserve has been).	**No change recommended.** 2.1 The independent review of the proposed Princess Street HCA undertaken for Council found that the Princess Street Reserve should be included within the new HCA, which Council supported, but did not consider it significant enough to warrant individual listing as a heritage item. In addition to the evidence of the 1912 town survey and Town Creek, Alexandra Park had historical significance for the exotic and native trees in Alexandra Park including those on the verge that extend into the park which provide evidence of the extensive tree planting undertaken by Sir John Hay (acquired from the Royal Botanic Gardens). Alexandra Park also is afforded views to heritage items in all directions. These additional elements contributed to the significance of Alexandra Park.
3	Individual	**Strongly supports the 2024 Berry Heritage Review Planning Proposal (PP075).**	**Support noted.**
4	Individual	**Supports the proposal**	**Support noted.**

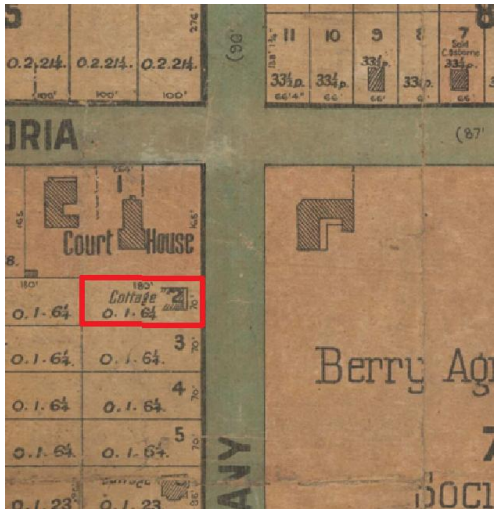
No.	Submitter	Summary of Submission	Staff Comments
		4.1 Over-reliance on heritage listing to protect character instead of relying on a statutory character framework.	**Noted - No change recommended** 4.1 The Draft DCP Chapter publicly exhibited with this PP includes provisions for character to help ensure that development contributes to the valued character of Berry. The DCP encourages contemporary design response over replication of heritage styles. The draft DCP Chapter provides guidance to ensure that the subject area responds to existing character and surrounding existing development
5	Individual	**Supports the proposal. The PP is an important planning move to provide protection from over and inappropriate development** 5.1 Highlights previous omissions from heritage listing (Mananga / the homestead) 5.2 Believes that Council should have included entire town in listing as per the National Trust Berry Township and Conservation Area boundary	**Support Noted** 5.1 Council resolved in July 2024 to prepare a Planning Proposal for a new HCA in the vicinity of Princess Street, Berry, nine new heritage items within the proposed HCA and nine items located outside the proposed HCA boundary that were identified as having significance in 2019 but did not progress to listing as part of the 2019 Berry Heritage Review. Consequently, this property falls outside the scope of this resolved work. Potentially this can be considered/addressed in future heritage work. 5.2 The proposed Princess Street HCA was based on a proposal presented by the Berry & Districts Historical Society in 2022 which Council had peer reviewed by an independent heritage consultant. Council resolved to proceed with heritage listing the independently assessed HCA boundary.
6	Individual	**Supports the proposal** 6.1 Recommends Council include the entire town grid from North Street to Creamery Lane and extend west to George Street in HCA boundary	**Support Noted** 6.1 Refer to item 5.2
7	Individual	**Supports the proposal**	**Support Noted**
8	Individual	**44 Prince Alfred St**	**No change recommended. This submission has been interpreted as not supporting the listing of the building / property.**

No.	Submitter	Summary of Submission	Staff Comments
		8.1 Notes that the house, residential land and rural land have no historical significance and should not be included in the HCA. 8.2 Notes that the rural land is already flood prone thus limits development opportunity 8.3 The HCA report does not appear to make a substantial statement regarding the property's contribution to the significance of the heritage values of the HCA.	8.1 Councils' independent heritage consultant included the rural part of the property specifically as the land is part of the cultural landscape setting of the Town of Berry and the former Village of Broughton Creek. The land connects the early village and the later town and importantly includes historically significant Broughton Mill Creek providing physical evidence of the growth of the historic development of Berry. 8.2 Noted. The inclusion of the land in the proposed HCA is based on its assessed significance, not its physical constraints. 8.3 See also 8.1 above. The HCA report discusses extensively the value of Broughton Mill Creek (which is located on the subject property) as being highly significant in the historical development of Berry and the importance of the farmlands between the creek and the old wharf road which are part of the cultural landscape setting of the Town of Berry.
9	Individuals	**68 Queen Street** 9.1 Objects to the proposed listing 9.2 Suggests that the building / property does not have sufficient heritage significance to warrant formal listing 9.3 Raises concerns that there are financial limitations and burden to heritage owners. submission states that the listing impacts the ability to maintain, modify, or develop the property. 9.4 Raises concerns regarding Impact on future use and adaption for sustainability and efficiency.	**No change recommended.** 9.1 Objection noted. 9.2 The property was Identified in the earlier Shoalhaven Heritage Study (item B080). The independent heritage assessment prepared for Council is consistent with the Heritage Impact Statement accompanying a development application (DA08/2460- dual occupancy & subdivision) which assessed the property as having Historical, aesthetic and social significance. A review of building applications from 1991 to present demonstrate that the dwelling retains a high level of intactness and meets the threshold for Historical, Aesthetic & representativeness significance. (Note: The heritage inventory has been updated to include modifications from 1991 & 2008). 9.3 The justification of financial limitations provided in the submission is considered inadequate. Heritage listing gives landowners access to heritage grants, greater range and flexibility of uses under clause 5.10 of the LEP, including uses otherwise prohibited in the zone. 9.4 The retention of heritage fabric has been demonstrated to provide sustainability benefits when considering embodied energy etc. Heritage listing does not prevent landowners from changing or adapting the building provided that new work or new uses are compatible with, and/or complement, the heritage significance of the building.

No.	Submitter	Summary of Submission	Staff Comments
10	Individual	**Supports the proposal** 10.1 Suggests that the HCA needs to be considered in the assessment of any revised application for 120-122 Queen St (Berry Hotel)	**Support Noted.** 10.1 **Noted.** Publicly exhibited draft HCAs become a statutory consideration in any DA Application affected.
11	Individuals	**73 Victoria Street** 11.1 Objects to the proposed listing (item 563). Noting that the landowners previously opted out of listing in 2019 and their position has not changed. 11.2 Notes the house is not in its original condition as it has undergone several alterations and additions from varying periods. 11.3 Notes concern regarding potential loss in property value from listing. 11.4 Notes concern regarding potential future financial implications from heritage listing (Re: specialised professionals, tradespeople, materials etc)	**No change recommended** 11.1 Council previously allowed landowners of potential heritage listings the ability to 'opt out' of listing. 11.2 This property was identified in the Shoalhaven Heritage study in 1998 (B003.16) as having historical significance after the noted additions were undertaken in 1991. Councils' building records indicate that the dwelling still has a high level of intactness and meets the threshold for Historical, Rarity & Representative Significance 11.3 The justification in the submission supporting loss of property value is considered inadequate. Australian studies, study evaluations, and case law conclude heritage listing has a neutral effect on property values and economic viability. Recent ACT research (Impact of Heritage Listing on residential property values) found that listed residences with well-maintained heritage features have been found to attract a price premium compared to equivalent non-listed places in independent studies. These properties are often quality buildings in sought after locations. 11.4 The materials and construction of the building are not likely to require specialist trades (timber weatherboard, metal roof). The property is also located within the Berry showground HCA, as such, consideration of heritage impact is already required.
12	Individuals	**30 Alexandra Street** 12.1 Objects to the proposed listing. 12.2 Raises concerns that the listing reduces property value and marketability and results in unreasonable financial burden: (Heritage compliance increases maintenance, repairs, insurance, and approvals). 12.3 Notes heritage listing may restrict necessary mitigation / maintenance of the WWI memorial kauri pine (item 33).	**No change recommended** 12.1 Objection noted. 12.2 No change warranted/recommended - See comments at 11.3 and 11.4. 12.3 The heritage listed *Agathis robusta* – Queensland Kauri Pine (Item 33) extends within the property boundary. Maintenance of this item requires a heritage impact assessment. The listing of the dwelling would not change the management of the tree.

No.	Submitter	Summary of Submission	Staff Comments
		12.4 Raises concerns that heritage listing may limit the ability to upgrade or adapt the home compromising liveability. 12.5 Raises concerns that the property lacks unique architectural or historical value to justify listing. Not associated with notable events or figures. 12.6 Raises concerns that similar properties in the area are not listed, raising concerns about fairness and transparency in Council's approach. 12.7 Raises concerns heritage restrictions deter owners from maintaining or improving properties, potentially leading to neglect rather than preservation.	12.4 Heritage listing does not prevent landowners from changing or adapting the building provided that new work or new uses are compatible with, and/or complement, the heritage significance of the building. 12.5 Councils' independent heritage assessment identified that the dwelling was constructed during the inter war period (a significant period in the development of Berry) and has a high degree of integrity. The assessment found that the building retains historical, aesthetic and representative significance. The property also adjoins the Berry Showground Heritage Conservation Area. 12.6 The property was identified by the independent heritage consultant engaged by Council as part of the 2019 Berry Heritage Review and is proposed again for listing in the current PP. Further heritage review may identify other buildings with significance in the area but is beyond the scope of this review. 12.7 The supporting justification provided does not warrant removing the proposed listing. As noted above at 11.3, studies have found that listed residences with well-maintained heritage features have been found to attract a price premium compared to equivalent non-listed places.
13	Individual	**45 Prince Alfred Street** 13.1 Raises concerns that the heritage assessment prepared for Council is flawed as it failed to consider substantial alterations and additions to the dwelling c1982 which substantially impacted the intactness of the dwelling 13.2 Suggests a failure of proper administrative process and appropriate rigour.	**Change recommended: do not proceed with heritage listing and remove property from the PP.** 13.1 **Noted & supported.** The property was originally Identified in the Shoalhaven Heritage Study 1995-1998 (item B062). This study and an independent heritage assessment in 2018 did not consider the extent to which alterations to the cottage c1982 had impacted the historical and aesthetic significance of the original building. This review and the detailed submissions revealed that much of the façade was reconstructed in the inter war style but was not original in physical form of building fabric. The changes included a new room extending within the original street setback, extensive removal of external and internal building fabric, new verandahs to both the front and side building frontages. 13.2 The heritage assessments were undertaken for Council by an independent heritage consultant. Staff have reviewed the historical building files and undertook external visual inspections which supported

No.	Submitter	Summary of Submission	Staff Comments
			the findings of the heritage assessments for all other proposed heritage listings in the current PP.
14	Individuals	**17 Albany Street** 14.1 Suggests that Heritage assessment is inaccurate as the statement that the house is a "fine vernacular example" of a late 19th-century dwelling is misleading and does not consider extensive renovations in the 1980s–1990s have significantly altered its original form, style, and materials. 14.2 Suggests that the recommendation to list the property based solely on its proximity to the Berry Courthouse lacks merit. No historical association between the two properties has been proven. 14.3 Suggests that the property is already within the Berry Showground Heritage Conservation Area, which imposes sufficient restrictions. Additional listing is unnecessary and duplicative. 14.4 Suggests that heritage listing would increase insurance costs, require valuations, and impose expenses for specialised reports, materials, and trades. These costs are unfairly borne by the owners. 14.5 Notes that Council previously allowed owners to "opt-in" to heritage listing. This choice has now been removed without explanation, despite prior decisions not to list the property. 14.6 Real estate advice suggests heritage listing would deter buyers and reduce market value. The property was purchased in 2017 with the understanding it was not listed. Past Council decisions not to list should be respected to provide long-term certainty. 14.7 Raises concerns that repeated reconsideration of listing every few years creates stress and instability.	**No change recommended** 14.1 The property was Identified in the Shoalhaven Heritage Study 1995-1998 (item B062). The submission highlights a perceived inaccuracy in Councils independent heritage consultants' assessment of the property; however, the assessment is consistent with a Heritage Impact Statement commissioned by the current owner to accompany a development application for the property (DA2024/1699) prepared by Inhouse Town Planning Studio (no date) which states that: "*The subject building has retained legibility of the original scale, form and character of the Georgian Victorian period house. The overall condition of the subject site, both internally and externally, appears to be good. The internal of the building retains a high degree of intact, significant fabric. Contemporary modifications can be seen in the bathrooms, bedrooms and kitchen however continue to complement the historical integrity of the dwelling house.*" A review of Councils building records confirms that alterations and additions have been limited to the rear utility areas of the house with no substantial changes to the principal dwelling. Consequently, high level of intactness and integrity is consistent with the Councils independent Heritage Assessment of the property. 14.2 Council sought pre-gateway consultation with Heritage NSW in December 2024. NSW Heritage provided the following advice: *Based on the information provided, we have reviewed the planning proposal against our records and note that the proposed local heritage item at 17 Albany Street is located directly to the south of the State Heritage Register (SHR) listed Berry Courthouse (SHR 01736). We consider that the listing of this local item will have a positive heritage impact, as it has potential to increase heritage protection adjacent to this SHR item and protect its historic setting.* The NSW Heritage submission and heritage assessment make no reference to the buildings being directly associated with the Courthouse.

No.	Submitter	Summary of Submission	Staff Comments
			The statement of significance notes that the house may have historical associations with the Courthouse but further states that this is not proven as such it is not considered to meet the Historical Significance Criteria. The recommendation to list the property is based on the building's construction in the town of Berry prior to the 1912 town subdivision while the land was still in the Berry family ownership (anecdotal evidence suggests that the house was built in 1891 for David Berry's cook). The building is one of four residential buildings indicated on the 1912 plan in the vicinity of the former civic centre (Showground, Courthouse, former council chambers and police station) making these cottages strongly associated with the towns planning civic centre of Berry after the focus shifted from Broughton Creek. See image below with subject land highlighted in red.  *Excerpt of the Berry Town Subdivision – 21/02/1912. National Library of Australia*

No.	Submitter	Summary of Submission	Staff Comments
			14.3 Heritage listing of 17 Albany Street, one of the oldest and a rare example of a brick domestic building in Berry, in the LEP would provide statutory protection and recognition of this building specifically, whereas an HCA is a collective and considers primarily streetscape and aesthetic characteristics of a larger area. 14.4 The concerns whilst noted are not considered justification to remove the property from the PP. Heritage listing also gives property owners access to heritage grants and greater range of uses, including uses otherwise prohibited in the LEP. These incentives aim to encourage the conservation of the building. See also comments at 11.3 and 11.4 14.5 It is acknowledged that Council previous gave landowners the ability to 'opt out' of heritage listing. 14.6 Studies have found that listed residences with well-maintained heritage features have been found to attract a price premium compared to equivalent non-listed places. See further comments at 11.3. 14.7 The property was individually identified in the original Shoalhaven Heritage Study for its importance as an example of an 1880's masonry Victorian building in Berry. This study remains Council's guiding document on the identification of non-indigenous historical heritage in the Shoalhaven. Despite this the building has not been previously listed as the owner 'opted out' at the time and again in 2019. As noted, the building remains significant and is recommended for heritage listing.
15	Individual	**Supports the Proposal.** 16.1 Preserving Berry's heritage is essential to maintaining its identity and ensuring it doesn't become just another overdeveloped village stripped of its cultural significance.	**Support noted.**
16	Individual	**Supports the additional Princess Street HCA in the Shoalhaven LEP**	**Support noted.**
17	Individual	**Supports Princess St Heritage Conservation Area & buildings to maintain the character and the historical importance of Berry.**	**Support noted.**

No.	Submitter	Summary of Submission	Staff Comments
18	Individual	**Supports the Proposal**	**Support noted.**
19	Individuals	**Supports the additional Princess Street HCA in the Shoalhaven LEP**	**Support noted.**
20	Individual	**Supports the Proposal**	**Support noted.**
21	Individual	**Supports the proposal**	**Support noted.**
22	Individual	**Victoria Street (between Prince Alfred St and Alexandra St)** 22.1 Objects to the Victoria Street green verge being included in the proposed HCA from Prince Alfred Street to Alexandra Street. 22.2 Concerns around road safety and drainage caused by lack of kerb and gutter and footpaths, the proposed HCA may restrict their installation in the future. 22.3 Suggests that the Tree Assessment of the three White Cedars' is questionable based on the tree leaves, bark and fruit being considered toxic to humans. 22.4 Suggests that Council need to further consult with residents via a dedicated meeting with independent experts to discuss implications. 22.5 Objects to the inclusion of 76 Victoria Street in HCA as a contributory item due to lack of uniqueness, intactness, restrictions on development. Its inclusion would impose restrictive planning controls, increased costs, and limits adaption. 22.6 Suggests that there has been an inconsistent application of heritage criteria across similar properties. 22.7 Raises concerns of potential financial / administrative impacts as a property owner, that could not be evaluated at time of purchase.	**No change recommended.** 22.1 **Noted**. The independent assessment report notes that the grass verges and other elements contribute to the values of the proposed HCA. 22.2 **Noted.** The identification of Victoria Street in the HCA would not prevent future construction of kerb and gutter, footpaths or other safety upgrades. The HCA would become a consideration in the planning and design of those works. 22.3 **Noted.** The trees were identified in the description of Victoria Street as recent and distinctive. Note: the species are not identified as a priority weed on Councils website and the assessment against the detracting elements of the species falls outside the scope of a heritage assessment. 22.4 **Noted.** The PP and explanatory material were publicly exhibited for 45 days, with Council staff available to answer enquiries throughout. Affected landholders were invited to two drop-in information sessions to ask questions and find out more from Council staff. Additionally, affected landowners and the broader community were invited to community engagement events in early 2024 to give early input into the HCA, heritage listings and draft DCP Chapter proposals. As such, the community engagement in this case has been extensive, and adequate opportunities to provide input have been provided. 22.5 The independent heritage consultant engaged by Council specifically identified 76 Victoria Street as a property that makes a positive

No.	Submitter	Summary of Submission	Staff Comments
			contribution to the historic and aesthetic values and should be included within the proposed HCA. In 2004 the property was substantially altered. Whilst the property retains its integrity as an inter-war dwelling (which contributes to the historic and aesthetic significance of the HCA), due to these modifications the property did not have sufficient integrity to warrant listing as a heritage item. Being within an HCA does not prevent landowners from changing or adapting the building provided that new work or new uses are compatible with, and/or complement, the heritage significance of the HCA. 22.6 The heritage assessments supporting the PP were prepared by for Council by an independent heritage consultant and reviewed/verified by Council staff. The application of the *NSW Assessing Heritage Significance* criteria established that 76 Victoria Street does not meet the criteria for individual heritage listing but that it contributes to the significance of the Victoria Street streetscape. 22.7 The concerns are noted, but not considered justification to remove the property from the PP. See further comments at 14.4.
23	National Trust – Illawarra Shoalhaven	**Supports proposal** 23.1 Expresses a preference for a HCA encompassing the wider township, like the Trust's Berry Township Urban Conservation Area.	**Support noted.** 23.1 The consideration of a broader HCA over the town was considered previously by Council and is not in the scope of the current heritage review.
24	Individual	**Support or lack of support not stated** 24.1 Clarification sought on why the 'Old Creamery', Lot 1 DP 972488 Old Creamery Lane Berry was not identified for inclusion in the proposal.	**Interpreted as support for the intent of the PP** 24.1 The Old Creamery was not identified in the Shoalhaven Heritage Study or the 2019 Berry Heritage Review. It could if warranted be considered in any future heritage work for Berry. **See also 5.1**.
25	Individual (independent Heritage consultant)	**45 Prince Alfred Street** 25.1 Objects to the proposed listing (item 567). 25.2 Notes that the existing cottage has been substantially altered so that little or no visible original fabric remains.	**Change recommended: do not proceed with heritage listing and remove property from the PP.** 25.1 **Objection noted and supported.**

No.	Submitter	Summary of Submission	Staff Comments
		25.3 Suggests that the property makes a positive contribution to the streetscape only but does not meet the criteria for heritage listing.	25.2 From a review of historical building files and evidence presented in the submission, staff concur that the principal characteristics of the interwar cottage are not original. 25.3 Council staff on review concur with the findings of the submission. The value of the house and its ability to demonstrate how lots were developed is impacted by the 1983 additions because the building additions extended the building 3.6m forward of the original building line and the principal characteristics of the interwar cottage are not original. Due to the extent of additions that have altered the street address, the primary facades and the internal layout, the altered or modified elements detract from the significance of the building and result in difficulty with interpretation.
26	Individual	**Does not support the proposal for the HCA** 26.1 Suggests that many buildings are not worthy of listing. 26.2 Suggests that heritage listing creates additional hurdles impacting service provision.	**No change recommended.** 26.1 **Noted.** All buildings proposed for listing have been identified and evaluated against NSW guidelines by an independent, experienced heritage professional and were found to achieve a level of significance that supported inclusion in the LEP. 26.2 The submission does not provide detailed justification.
27	Individuals	**40 Alexandra Street** 27.1 Suggests that the building has lost original fabric, noting that four original windows have been replaced with aluminium windows. 27.2 Suggests that the property has had visually inconsistent alterations and extensions c 1990's which compromise the integrity of the proposed heritage item. 27.3 Notes that these extensions contain asbestos 27.4 Suggests that the heritage listing will Impact on property value	**No change recommended. This submission has been interpreted as not supporting the listing of the building / property.** 27.1 The four replacement windows are not easily viewable from the public domain. The building retains a high level of intactness. 27.2 Councils' building records indicate that alterations and additions are to the rear and involved minimal removal of original fabric. The building retains a high level of intactness. 27.3 The heritage listing would not prohibit removal of the asbestos nor does the asbestos impact the significance of the building. 27.4 Justification provided is considered inadequate. **See also 11.3**.
28	National Trust of Australia	**Supports the proposal – items encompass a variety of heritage types and HCA, with contributory buildings, reflects a key historic growth period of Berry.**	**Support noted**

No.	Submitter	Summary of Submission	Staff Comments
29	Individual	**53 Queen Street** 29.1 Objects to the proposed listing. 29.2 Intends to maintain in original condition.	**No change recommended.** 29.1 **Objection noted.** 29.2 **Noted.** Whilst the positive conservation of the building by the current owner is recognised, the property has high integrity which is best protected for future generations through the identification in the LEP.
30	Individual	**Strongly opposes the blanket Heritage Conservation Area (HCA) proposal.** 30.1 Suggests that focus should be on individual listing 30.2 Suggests that HCAs are used, without scrutiny, to block housing development. 30.3 Suggests that Berry's heritage should be limited to the main (Queen) Street	**Opposition noted. No change recommended.** 30.1 This has been interpreted as a generalised non-site-specific objection to HCA's more broadly based on the premise that they limit development of higher density housing. Note: Berry is not a transit location identified as a Low to Mid Rise (LMR) housing area or identified as a strategic growth location. 30.2 **Noted.** The review also includes identification of 17 individual items. 30.3 **Noted.** Council resolved to review the proposal presented by the Berry & District Historical Society in 2022 for a proposed HCA in the vicinity of Princess Street. The independent heritage assessment undertook research into the proposal and Council supported the resultant HCA boundary progress to consultation with the community.

Summary of Submissions
DCP2014.55: Chapter N2 Town of Berry (Amendment 55)
Public Exhibition: 6 August to 19 September 2025

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
1	Individual	**Strongly supports the amendment**	**Support Noted.**
2	Individual	**Supports the amendment**	**Support Noted.**
3	Individual	**44 Prince Alfred Street** 3.1 Objects to the proposed Princess Street Heritage Conservation Area as per PP075, which includes the property. 3.2 In relation to 44 Prince Alfred Street, it is considered excessive to require additional considerations related to contributory items where the buildings have no historic value.	**Objection noted.** 3.1 Noted - Refer to comments in the submission summary for Planning Proposal (PP075). 3.2 The draft development controls for contributory items in HCAs are drafted to apply to buildings. The part of this property that is identified as contributory to the HCA is the rural landscape, which makes it difficult to apply the draft DCP controls for contributory items. **Supporting Map 2: HCA Contributory Items has been amended to remove this property from the map**. This review also identified that the residential portion of the land, which is within the boundary of the proposed Princess Street HCA, was inadvertently omitted from the exhibited Draft DCP Chapter Subject Land Map. **The Subject Land Map has been amended to include the residential part of the property**, ensuring that the DCP controls apply to the intended part. 3.3 For consistency, where a landscape or landscape feature has been identified as contributory to an HCA, but contain no built form, these items have been removed from Supporting Map 2

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
			(Victoria Street Road reserve, Princess Street Reserve, 15 Pullman Street).
4	CCB	**Supports the amendment** 4.1 Supports Council's efforts to make the DCP a more attractive, flexible, and accessible pathway compared to State Codes. The submission makes suggestions in this regard: • Reduced side and rear setbacks may impact rural views and view corridors and is not consistent with objective iii of the chapter. • To encourage applicants to the DA pathway, Council could offer slightly increased GFA allowances; Pre-DA meetings with planning and heritage advice; Fast-track approvals; Access to compliant tree species. 4.2 Suggests that the provision of more examples of sympathetic development, use of plain English terms, diagrams, and examples can improve public understanding of the draft DCP document. 4.3 Suggests that the following considerations may clarify / interpret key controls: • sympathetic interpretation is more likely to be acceptable to the community rather than reproduction of traditional approaches • the chapter should reinforce a 'design led approach' that provides continued interpretation of character of adjacent properties, the streetscape and visual catchment. Reference to Chapter G1 – should be referenced in this chapter. • The crucial note under A22.1 which distinguishes between compatibility, sameness and replication – should inform the whole chapter. • The focus on single storey dwellings increases potential of CDC pathway preference.	**Support noted** 4.1 The draft DCP Chapter seeks to provide appropriate flexibility while fulfilling character and heritage objectives. Relevant comments on the suggestions raised: • The draft chapter requires larger rear and side setbacks at ground level where rural views may be achieved / maximised, while allowing slightly reduced upper floor setbacks compared to Codes. • The existing controls within the DCP allow an increased FSR compared to Codes. • Council offers pre-DA planning and heritage advice. • Incentives such as "fast track approvals" and free trees could be considered but are outside the scope of this project. 4.2 The chapter aims to be clear and easily understood. Council staff have reviewed the chapter and made further amendments to improve it in this regard: • New diagrams in Section 7 – Guidance on calculating site coverage, examples of 'sympathetic' single dwelling and medium density development. • New diagram in Section 8 - illustrating concepts for contemporary pavillion designs and second storey additions to heritage buildings. • A definition included within the draft DCP dictionary for 'Contributory item'. • Further expainatory notes and minor wording amendments throughout the chapter to improve understanding of key terms and provisions.

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
		• The draft controls requiring roof forms be limited to a minimum of 26.5 degrees instead should focus on compatibility with adjoining development – or if this is not achievable retain as written. 4.4 Suggests that the following may make the chapter more accessible: • Include diagrams and photographs for mandatory requirements 5.4.1 & 5.4.2, prescriptive requirements (A21.1). • Re-word title of advisory section (to be the same as the Milton Chapter) • Provide diagrams throughout for clarity • refer to other similar DCP's suggested for useful text, diagrams and guidance. 4.5 Suggests that the following amendments should be considered to terminology and definitions: • Definitions that reference the LEP or DCP dictionaries should be included in chapter. An explanation of how the colour coding of definitions is required. • Submission recommends a "Terms used in this document" list, drawing from the Burra Charter and Design Guide for Heritage (glossary). • Key planning and heritage terms should be also included in the defined terms within the Chapter Planning terms – space, form, respect, fabric, place, grain, setting, context, amenity, rhythm, sympathetic, status, relief, pavilion, streetscape, setback, visual catchment, module Heritage Terms – Contributory item, curtilage, Statement of Heritage Impact (SOHI), Conservation Management Plan,	4.3 The following amendments have been made to improve clarity of the draft DCP: • An explanation in the heritage section of 'reinterpretation' has been added. Amendments made to clarify that the intent is to facilitate sympathetic contemporary design, not replication of heritage building styles e.g. control A14.3 and the desired future character statement. • Additional figures illustrating character in a streetscape with examples have been included (see 4.2 above). • An additional note in section 1 under Purpose has been included to direct the reader to Chapter 1 which provides guidance on definitions in the DCP. • A note box explaining 'Sympathetic' infill development in the Built form and Streetscape section has been provided, associated with figures dicussed in 4.2. • Diagrams within the heritage section with examples of second storey additions to heritage buildings and contemporary pavillion designs have been provided. • The control for A14.2 amended to focus on roof design that is sympathetic to adjoining development and a primary roof pitch at 26.5 degrees or greater. This roof pitch is derived from the lowest pitch associated with the inter war style of housing which was the last historically significant period of development in Berry and is considered "characteristic". The note box provides flexibility where adjoining development has lower roof pitches. 4.4 The following amendments have also been made to make the draft DCP more accessible/useable: • Diagrams included to demonstrate A22.1 (see 4.3 above). Note: permissions for photographs were not provided. • The advisory section is consistent with the DCP. No change recommended.

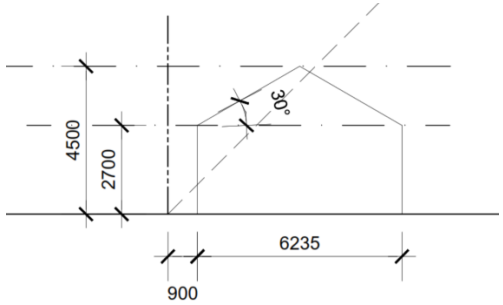
No.	Submitter	Summary of Submission	Staff Comments and proposed changes
		• Specify qualifications for professionals like Heritage Consultants, referencing government guidelines. The submission recommends adopting the Guidelines for Preparing a Heritage Impact Statement document prepared by the NSW Government *appropriately qualified and experienced heritage professional with expertise relevant to the heritage item.* • Statements of Heritage Impact (SoHI) should follow the official template; nonconforming SOHI reports should be rejected. 4.6 Suggests that the following inconsistencies be addressed: • Site coverage formulas need more testing and may produce illogical outcomes and need review with diagrams for clarity. "Loopholes" are rapidly discovered and keenly exploited. • Align Acceptable Solutions with Performance Criteria—prefer “responds to” over “considers.” • Use consistent terminology: “Statement of Heritage Impact” is preferred over “Heritage Impact Statement.” 4.7 Makes the following other suggestions: • Review inconsistencies between A9.2 and A9.3 for secondary dwellings. • Consider allowing internal subdivision of single dwellings to support affordable housing and avoid concentrated developments. • Address transitions between conservation and non-conservation areas (“soft edges”) to improve integration. 4.8 Suggests that the Advisory Information Includes the Burra Charter Article 22, Design Guide for Heritage objectives, a glossary of terms, and the Berry Streetscape Study.	• Additional diagrams included (see above). • Similar DCP chapters from other areas were reviewed through the development of the chapter. 4.5 The following amendments and comments are provided regarding clarification of key terms and guidance: • Note box added under 1. Purpose (proposed dot point 1) directing users to information regarding colour coded definitions. • Note boxes / guidance on certain terms used in this chapter have been added. Definitions for other terms used throughout the broader DCP are consolidated within a single DCP Dictionary. Definition of contributory item added to DCP dictionary. • The current wording in A26.5 provides for *a suitably qualified heritage consultant.* There is currently no statutory requirement for a minimum level of heritage expertise. • The quality of the heritage impact statement will be subject to a merit-based assessment and review by staff within Council with heritage expertise as part of assessing an application. 4.6 Inconsistencies identified in the draft DCP have been addressed as follows: • A8.1 site coverage contols have been reviewed and simplified to provide a maximum site coverage area (sqm) for lots over 900sqm. • A diagram has been included to clearly demonstrate what is included and excluded when calculating site coverage to support A8.1. • In A28.1, the word “considers” has been replaced with “responds to” and a note box related to landscape elements which reflects the Design Guide for

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
			Heritage: Planting and landscape section has been added. • This chapter references the definition *heritage impact statement* which aligns with the standard instrument LEP definition giving the control statutory weight, no change is proposed to this definition. 4.7 The following following amendments / comments respond to the identified obeservations: • A9.1 requires that secondary dwellings are located behind the primary dwelling and has been retained. Secondary dwellings located at the frontage would likely be uncharacteristic to adjoining established development. Secondary dwellings, as defined, are secondary to the main "Principal" dwelling which should retain prominence when viewed from the streetscape. Whilst terrace houses are permissible in certain heritage contexts, terrace house development is not a historical building style used in Berry and would be considered uncharacteristic. • There are mechanisms in the LEP to permit subdivision of existing dual occupancies – which would be the resultant development where a single dwelling is divided into two dwellings. Secondary dwellings are ancillary to a dwelling house are are not able to be subdivided unless changed in use to a dual occupncy (attached or detached). • The draft DCP includes controls for development in the vicinity of heritage items and HCA's to help address the "soft edges". 4.8 The reference to the Burra Charter in the Advisory Information section of the chapter has been amended to Burra Charter and Practice Notes – the Hyperlink remains unchanged. The Berry Streetscape study was prepared in 1988 preceeding the Shoalhaven Heritage Study (1999). Much of the Berry Streetscape has changed in almost 40 years since

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
			the study was undertaken. The study was reviewed most notably in the inclusion of the contributory items map but has not been referenced in this chapter.
5	Individuals	**Support for DCP Chapter only implied** Note: submission mainly deals with PP075 and objects to proposed heritage listing. 5.1 New Chapter N2 should be sufficient to achieve the desired outcome of maintaining the character of Berry to prevent future construction where the design is not consistent with the character of the area and overshadow neighbouring dwellings	**Taken to be support for new Chapter N2.** 5.2 This comment that states that the chapter is sufficient to manage character (without the need for individual heritage listings) is taken to be general support for new Chapter N2. The PP, if finalised as recommended, will provide stronger statutory recognition and protection for buildings/items of heritage significance which the DCP alone wouldn't achieve.
6	Individual	**Does not support the amendment** 6.1 The submitter opposes the subject area extending outside the previous scope of Chapter N2 (Berry Town Centre) and the inclusion of undeveloped land. Suggest that the extension of the DCP subject land beyond heritage areas/items be reconsidered. 6.2 Raises concerns that expanding the DCP risks turning Berry into a static time capsule, limiting space for new generations to build and connect. 6.3 Raises concerns that strict design controls stifle architectural diversity and community expression, undermining Berry's creative and cultural vitality. Request removal or significant revision of controls where the property is not heritage listed 6.4 Suggests that the proposed expansion targets some of Berry's few remaining developable blocks, pre-emptively restricting opportunities for inclusive, sustainable, and intergenerational spaces. 6.5 Suggests that the DCP overlooks Berry's full heritage—Aboriginal custodianship, agricultural roots, and community traditions—focusing narrowly on Victorian aesthetics.	**Objection noted.** In response to the various issues raised in the submission: 6.1 The intent of the DCP Chapter is to provide controls for new development in residential areas as well as the town centre. In areas not in HCA's or identified as heritage items there is no obligation to consider the heritage controls in the draft DCP. 6.2 The draft DCP does not prevent growth or change. It aims to facilitate sympathetic development / growth. Development/growth potential is also determined by other factors such as zoning (not within scope of the DCP). 6.3 The DCP aims to facilitate sympathetic contemporary design, not replication of heritage building styles. For example, see amendments to control A14.3 and the desired future character statement. As noted previously, the DCP already has less stringent controls where properties are not heritage listed. The controls for heritage items and within heritage conservation areas do not apply to properties that are not heritage listed or in HCA. 6.4 Noted. The DCP aims to facilitate sympathetic development / growth, including in areas that are likely to be redeveloped. It does not prevent development or subdivision.

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
		6.6 Suggests that heritage design often conflicts with universal access needs, failing to meet modern standards for disability inclusion and liveable design. 6.7 Suggests that Berry's future should reflect the values and creativity of its diverse community—not be confined to a curated version of the past. 6.8 Requests that council consider launching a 'design excellence review panel' or architectural competition.	6.5 The suggestions are somewhat outside the scope of the new Chapter. As a DCP, the heritage controls focus on the heritage values of the built environment, be it Victorian or other historical eras. Other DCP chapters deal with rural development and managing Aboriginal Cultural Heritage. 6.6 It is not anticipated that the Chapter could interfere with the provision of universal access – this is generally managed through construction codes. The chapter seeks only to ensure that accessibility is considered as part of any development on a heritage building. This is not expected to limit accessibility, but to ensure that development approvals are able to be actioned / constructed to relevant legislation. 6.7 As noted in 6.3, the DCP aims to encourage responsive contemporary design that is compatible with existing heritage. Note definition for compatibility in Section 8. 6.8 This could be considered by Council but is outside the scope of this current DCP chapter.
7	Individual	**Detailed feedback provided.** 7.1 Suggests that the community values heritage as demonstrated in the recent response to the Berry Hotel redevelopment proposal. 7.2 Agrees that the draft DCP Chapter needs to protect against modern, profit driven development. Notes that certain types of development should be prohibited in the draft chapter (Basement carparks, large developments that require heavy vehicle servicing etc) 7.3 The DCP should not be overly prescriptive for residential owners, specifically owners of heritage buildings. 7.4 Suggests that the Draft Chapter should provide a provision that allows all residential owners to deviate based on historical evidence, contributory value (Site coverage, Landscaping, building height & envelope)	**Taken to be support the intent of the new Chapter N2.** In response to the various issues raised in the submission: 7.1 Noted. The Berry Planning and Heritage Review work was ultimately requested of Council by the community. 7.2 The DCP cannot prohibit or override land use permissibility in the LEP but provides detailed guidance for development. This submission point relates to potential impacts on heritage items from excavation/vibrations: Development in HCA's must consider excavation, traffic management and dilapidation reporting where in close proximity to other buildings. (Note: The codes SEPP – complying development pathway permits a maximum 3m excavation a minimum of 1.5m from a side boundary). 7.3 The DCP seeks to provide an appropriate degree of flexibility and generally relies on design respecting and being

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
		7.5 Suggests that in some instances, excessive side (1.5m) and rear (4m) setbacks may be unwarranted. Reduced garage setback controls will result in uncharacteristic garages in Berry. 7.6 Recommends that the length of unarticulated façade should be limited to 4m (currently 8m). Roof pitch of 26.5 degrees is too shallow / uncharacteristic. 7.7 Suggests that the controls limiting garages for battleaxe dual occupancy development be located to the rear is prejudicial to Berry residential owners. 7.8 Makes the following comments and suggested amendments to the Heritage Controls in section 8 of the draft chapter: • Suggests that the minimum roof pitch of 26.5 degrees should be increased. • Suggests that the roof and attic conversions in HCA's (A23.3 - two storey development) are too restrictive. • Suggests the controls should permit taller fences where historically appropriate. • Suggest rewording A31.2 to *designed and located so as to minimise or alternatively, compliment the impact on the significant feature.*	compatible with adjoining development over prescriptive controls. 7.4 The DCP aims to encourage activation and reinterpretation of heritage items to enable their ongoing use and viability. DCP controls can generally be varied (with sound justification). Development, however, should not diminish the significance of the heritage place, its context or make the heritage item difficult to interpret. Building height is set by the LEP and LEP Clause 5.10 does provide the ability to vary development standards for heritage items where the criteria are met. A dot point has been added to A22.1 (first dot point) to incorporate the significance of historic uses. Use has also been included in the elements discussed in the definition of compatibility (Note Box under A22.1). 7.5 As noted previously, where the development demonstrates that there is no impact, a reduced side or rear setback can be considered. The statement (re garages) is interpreted as meaning that a garage compliant with DCP setback controls would not be able to achieve a significant ceiling height internally or a characteristic roof pitch. The graphic below indicates that it is possible to achieve a 30-degree roof pitch and a wall height of 2.7m and still utilise the

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
			reduced 900mm setback provision.  7.6 See 4.3 above regarding minimum roof pitch clarification. The unarticulated wall length in the draft DCP provides for two rooms with an external length of 4m to be provided on the same plane. Less than this would be uncharacteristic and is unreasonable especially parallel to side boundaries. 7.7 The intent of the control is to encourage the shared use of driveway access for battleaxe dual occupancy development by locating garages to the rear of the street facing dwelling. This formation provides for a single driveway and is also more characteristic of single residential development. Where development has garages/carports at the side of a house. The DCP does not prohibit this for single residential development. Where development on wider lots can demonstrate characteristic development with a street facing garage the controls may be flexibly applied. 7.8 See 4.3 above regarding minimum roof pitch clarification. A23.3 can be flexibly applied by meeting the performance criteria where development respects the character of predominantly single storey, detached scaled buildings. The controls seek to keep the development appropriately scaled and to discourage building typologies causing unintended impacts through poorly formatted and scaled two

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
			storey development characterised as single storey (i.e mansard roofs etc). Existing control A29.1, dot point 2 states *New fencing and gates forward of the building line are: No higher than 1.2m, unless reinstatement of known early fencing exceeding 1.2m is proposed.* A31.2 has been reworded to now require garages and carports to minimise impact on the significant features of the adjoining heritage building, rather than prescribing where the garage/carport is to be located.
8	Individual	**Supports the proposed amendment**	**Support noted.**
9	Individual	**Supports the proposed amendment**	**Support noted.**
10	National Trust Illawarra Shoalhaven Branch	**Supports the implicit focus on heritage conservation throughout the chapter** 10.1 Suggests that the reference rationale to the green and blue text needs clarification. 10.2 Provides the following comments regarding the subject land area map: • The Berry Showground precinct and Berry Public School site—must be reviewed to ensure adequate protection under current heritage legislation. • Clarification is needed on whether Berry ANZAC Park and David Hay Park are part of the Showground precinct. If not, they should also be protected. • The rural land associated with 44 Prince Alfred Street, though not shown in Figure 1, is a contributory item in the Princess Street HCA and should be formally included as subject land in the draft chapter.	**Support noted.** 10.1 See 4.5 above 10.2 The purpose of this chapter is to provide character and heritage guidelines/protections for residential and commercial development – not to regulate rural or institutional land uses as this is largely not possible. The locations listed (School, Showground, 44 Prince Alfred Street) are located within HCA's or are heritage listed (or both), as such adequate protections are already in place. State Codes also apply to institutional and rural development that do not require consideration of the DCP. David Hay Park is identified as part of the Showground HCA. The subject land area map has been extended to include the residential zoned land associated with 44 Prince Alfred Street. 10.3 The retention of fabric is implicit throughout section 8 which applies to HCAs and heritage listed items. The controls for other areas that aren't heritage listed or within HCAs focus on

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
		10.3 Suggests that the draft chapter should explicitly address the retention of Berry's original built fabric. This principle should be embedded in: • The overall objectives • Section 5 Character Objectives • Relevant Performance Criteria and Acceptable Solutions throughout the chapter • Assuming the objectives are ranked in importance, the Trust would recommend the current objective 'v' is ranked higher. 10.4 The character objectives, performance criteria and acceptable solutions should acknowledge the importance of Berry's spatial layout—specifically the interplay of open and closed spaces that create three-dimensional building views and street-to-street vistas (berry township) 10.5 Berry Town Centre: An additional Performance Criteria should address retaining views to heritage items and retaining sightlines. 10.6 Section 8: Infill development must respect/maintain view lines, sightlines, patterns of open and closed spaces. 10.7 Section 8: consistency with terminology using recognised professional standards and Burra Charter Definitions eg – alterations and additions use term clearly differentiated v Burra charter uses (in reference to reconstruction) identifiable at close inspection). 10.8 Supporting Map 2: suggest colour HCA's with different colours. 10.9 Suggest list all contributory items (address etc). 10.10 Dictionary: Adaptive reuse – amend to be consistent with Burra Charter 10.11 Draft Heritage item / HCA – can we remove dates? 10.12 Contributory item – recommends including a definition	development that is sympathetic and responsive to Berry's character over the retention of fabric, which is considered appropriate. The objectives are weighted equally, not ranked in importance, and so no changes have been made to the sequencing. 10.4 The objectives, performance criteria & acceptable solutions of the controls for character, setbacks and bulk and scale do recognise spatial layouts and interplay of open and closed spaces. Introducing further urban design concepts may increase difficulty in interpretation. 10.5 Town centre control A3.1 and control A15.1 for development near a heritage item or HCA identify and protect the setting of heritage items and areas, including views to and from the item that contribute to its setting. 10.6 Chapter objective (iii) recognises retention of views and Acceptable solution A15.1 & associated note box provide guidance on the consideration of views when assessing the settings of development near a heritage item or HCA. 10.7 A22.2 dot point 2 has been amended to include the term 'readily identifiable' to provide more consistency with the Burra Charter. 10.8 HCA Numbers corresponding with the description in the LEP have been added to identify the HCA areas on Supporting Map 2. 10.9 A schedule of contributory items/addresses/descriptions has been included on Supporting Map 2 to identify addresses. 10.10 The Burra Charter defines 'adaptation' meaning *changing a place to suit the existing use or a proposed use*. The term 'adaptive reuse' is intended to increase understanding of the concept and to align with the NSW Design Guide for Heritage. 10.11 The dictionary uses the Codes SEPP definition; it is appropriate to keep definition complete.

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
		10.13 Contributory items – need to notify landowners and recommend including section from HCA study re list of contributory items	10.12 A definition for 'Contributory item' has been included in the DCP Dictionary and highlight definition throughout. 10.13 See 10.9 above. All landowners within the DCP chapter area were notified of the draft chapter including the draft Contributory Items Map and invited to provide feedback.
11	Individual	**Does not support the amendment** 11.1 Objects to the expansion of the application area of the chapter to include the buildings west of George Street. 11.2 Suggests that the properties (west of George Street) are modern, altered, or lack architectural or historical merit, making heritage-style controls inappropriate. 11.3 Suggests that this section of Queen Street (est of George Street) lies outside Berry's core heritage precincts and does not contribute to the village's recognised streetscape character. 11.4 Raises concerns that imposing DCP controls in this location (west of George Street) adds regulatory complexity and costs for homeowners without delivering public benefit. 11.5 Raises concerns that applying heritage controls without clear justification undermines strategic planning principles and misallocates resources. 11.6 Suggests that Council should adopt a more selective, evidence-based approach and exclude Queen Street (west of George Street) from the proposed DCP changes.	**Objection noted** 11.1 The continued inclusion of these lots is considered important given their visual prominence and location at an entry to the town. The DCP aims to facilitate development that is sympathetic with existing character, built form, scale etc. Not all parts of Berry are included in the subject land (for reasons suggested by this submission). 11.2 The Berry DCP Outcomes report recommended that the DCP implement: • Planning guidelines that implement the desired future character of Berry. As such the DCP doesn't just apply to heritage items and HCAs, it also applies character controls to the broader town including the subject area which is a prominent 'gateway' location. • Planning guidelines that do not preclude change but respond to different site opportunities and constraints. The heritage controls of the chapter do not apply to this site. 11.3 The properties west of George Street reflect a subdivision pattern from the post war period and are located outside the 1912 subdivision of the Town of Berry. In that respect they are not considered historically significant and the heritage controls of this chapter do not apply. See also comments at 11.1. 11.4 The DCP provisions aim to provide appropriate flexibility to facilitate sympathetic contemporary design, consistent with many developments that are already occurring in Berry. They are not considered to be overly onerous or rigid. State Codes are available to landowners as an alternate pathway.

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
			11.5 The heritage proposals are supported and justified by independent heritage assessments. 11.6 See comments at 11.1.
12	Individual	**Supports the proposed amendment**	**Support noted**
13	Individual	**Supports the proposed amendment**	**Support noted**
14	Individual	**76 Victoria Street - Does not support the amendment** 14.1 Notes minimal input from residents directly affected by the HCA. 14.2 Objection to Victoria Street Road reserve being included as contributory to the HCA for its grass verges and trees - implications on stormwater, vehicle and pedestrian safety and car parking. Disagrees with the contribution of the street trees outside 29 Prince Alfred Street (3 x White Cedars) to the HCA due to species proliferation and toxicity. 14.3 Objection to the identification of the 76 Victoria Street as a contributory item due to lack of original fabric and implications to property rights and cost burdens. .	**Objection noted** 14.1 The proposal was publicly exhibited and all affected landholders were notified by mail. Council held two information sessions during the exhibition period. Additionally, the current proposals were informed by a series of initial community engagement activities in early 2024 to which affected landholders and the broader community were invited. 14.2 The controls for Contributory items are drafted to apply to buildings and are difficult to apply to non-buildings (e.g. grass verges, trees). As such, non-buildings have been removed from the Contributory Items map. The identification of the Princess Street HCA provides sufficient protection of these features. Note: this does not impede future upgrades/improvements to roads, paths, drainage etc. The trees were identified in the description of Victoria Street as recent and distinctive. Note: the species are not identified as a priority weed on Councils website and the assessment against the detracting elements of the species falls outside the scope of a heritage assessment. 14.3 Read in conjunction with 4.5. (re-definition for “Contributory item). The considerations for development of contributory items are minimal and not considered onerous. The independent heritage assessment of the HCA provides the following rationale for the inclusion of 76 Victoria Street as a contributory item in the HCA:

No.	Submitter	Summary of Submission	Staff Comments and proposed changes
			• The property has a building from one of the relevant periods of development in Berry – the inter war period after the subdivision of the town lots in 1912 • The property retains its integrity as an inter- war dwelling - lot purchased in 1916, original cottage believed to have been demolished, and current dwelling constructed c1920. • Due to modifications, the property does not have sufficient integrity to warrant listing as a heritage item. • The property contributes to the aesthetic significance of the HCA
15	Individual	**Supports the proposed amendment**	**Support noted**
16	Individual	**Supports the proposed amendment**	**Support noted**
17	Individuals	**Supports the proposed amendment**	**Support noted**
18	Individual	**Supports the proposed amendment**	**Support noted**
19	Individual	**Supports the proposed amendment**	**Support noted**
20	Individual	**Supports the proposed amendment**	**Support noted**
21	Individual	**Supports the proposed amendment**	**Support noted**
22	Individual	22.1 Supports the intention of proposed amendment 22.2 The DCP (more broadly) needs to be strengthened so that it goes beyond heritage to include built form controls to address bulk, scale, height, setbacks and landscaping. 22.3 Consideration of character needs to be linked to heritage.	**No change recommended** 22.1 Support noted 22.2 The DCP includes draft controls on a range of other matters besides heritage, such as character statements, built form, bulk and scale, landscaping and setbacks. 22.3 The chapter recognises the interrelation of heritage and character in the character statements, objectives and development controls.