



Shoalhaven Contributions Plan 2026



The background features three large, stylized Aboriginal sun motifs. Each sun has a central circle with concentric rings of dots, surrounded by thick, wavy rays. The motifs are rendered in a dark, earthy tone against a dark background.

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.

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Shoalhaven Contributions Plan 2026

Plan/Amendment No.	Date Approved by Council	Date Effective	Date Effective Until
1	26 May 2026	1 July 2026	-

1. Executive Summary

The Shoalhaven Local Government Area (LGA) is anticipated to grow by an additional 24,530 people by 2046, supported by a robust and growing economy. Resulting development will generate a demand for a range of local community infrastructure across the LGA, and as such, it is reasonable for that development to contribute towards the provision of this infrastructure.

This Plan addresses the expected future types of development, the local infrastructure required to meet the demand generated by that development and the contributions that will be payable by new development to wholly or partly meet the cost of the infrastructure.

The Works Schedules at Appendix E and F establish the local infrastructure works Council will deliver, the estimated timing and cost of the works and the proportion of works that will be funded by development through this Plan. These schedules also identify local infrastructure previously provided by Council, the cost of which will be recouped under the Plan.

A total of 39 works items is provided for, with a total estimated cost of approximately \$329 million (excluding grants), across a range of infrastructure typologies including recreation, roads and community facilities. A summary of these costs is shown in **Table 1**, and outlined in detail in Appendix E and F.

Table 1: Summary of works schedule

Infrastructure Category	S7.11		S7.12	
	Number of items	Total Estimated Cost	Number of items	Total Estimated Cost
Access, Servicing and Public Domain	16	\$102,041,405.82	5	\$13,262,807.64
Open Space and Recreation	13	\$149,020,871.88	1	\$2,977,617.46
Community and Cultural	4	\$61,398,466.63	0	\$0
Total	33	\$312,460,744.33	6	\$16,240,425.09

Contributions under this plan will be calculated in different ways depending on the type of development, and the type of development contribution required. The two types of development contributions are referred to as either section 7.11 contributions (monetary contributions apportioned to development) or section 7.12 levies (levy calculated as a percentage of the estimate cost of development).

Section 7.11 contributions may involve the payment of a monetary contribution and/or the dedication of land free of cost to Council.

Table 2 summarises the section 7.11 contribution rates¹ applicable to residential accommodation and subdivision in each of the catchments to which this Plan applies (refer to Section 3 of this Plan).

Table 2: Section 7.11 Contribution Rate per Dwelling or Lot

Catchment	Contribution Rate Residential Accommodation	Contribution Rate Residential Subdivision
Planning Area 1	\$3,210.60	\$3,210.60
Planning Area 2	\$3,388.40	\$3,388.40
Planning Area 3	\$5,970.96	\$5,970.96
Planning Area 4	\$4,883.87	\$4,883.87
Planning Area 5	\$3,179.75	\$3,179.75
Moss Vale Road South URA Benefiting Area	\$30,000.00	\$30,000.00
Mundamia URA Benefiting Area	\$29,523.93	\$29,523.93
West Nowra Benefiting Area	\$7,230.04	\$7,230.04
Huskisson Benefiting Area	\$8,034.23	\$8,034.23
Badgee (Sussex Inlet) Benefiting Area	\$8,222.29	\$8,222.29
Milton Benefiting Area	\$20,000.00	\$20,000.00
Kings Point Benefiting Area	\$8,439.97	\$8,439.97

The section 7.12 contribution is calculated by multiplying the proposed development cost by applicable percentage contribution rate, as follows:

- \$0 to \$100,000 – Nil (no levy payable).
- \$100,001 to \$200,000 – 0.5%.
- Over \$200,000 – 1%.

¹ These are the base rates for the quarter commencing 1 July 2026. These rates will be indexed quarterly in accordance with Section 4.5 of this Plan, with current rates updated regularly on Council's website.



2. Background

2.1 Purpose of this Plan

This Plan is called the Shoalhaven Contributions Plan 2026. The primary purpose of the Plan is to authorise:

- The consent authority, when granting consent to an application to carry out development to which this Plan applies; or
- Council or a registered certifier, when issuing a complying development certificate for development to which this Plan applies,

to require a development contribution under section 7.11 or 7.12 of the Environmental Planning and Assessment Act 1979 (the EP&A Act) to be made towards:

- The provision, extension or augmentation of community infrastructure to meet the demands of future development; and
- The recoupment of the cost of providing, extending or augmenting community infrastructure within the area to which this Plan applies, that has been provided in anticipation of, or to facilitate, future development.

Other purposes of the Plan are to:

- Ensure that reasonable community infrastructure is provided for to meet the demand created by new development.
- Provide an administrative framework under which local infrastructure contributions may be implemented and coordinated.
- Provide a comprehensive plan for the efficient determination, collection and management of local infrastructure contributions.
- Ensure that the existing Shoalhaven community is not burdened by the provision of additional infrastructure required as a result of future development.
- Enable Council to be both publicly and financially accountable in its assessment and management of this Plan.

This Plan has been prepared in accordance with the provisions of the EP&A Act, the Environmental Planning and Assessment Regulation 2021 (the EP&A Regulation) and associated practice notes published by the NSW Department of Planning, Housing and Infrastructure.

2.2 Where this plan applies

The Shoalhaven Contributions Plan 2026 applies to all land in the Shoalhaven LGA (Figure 1).

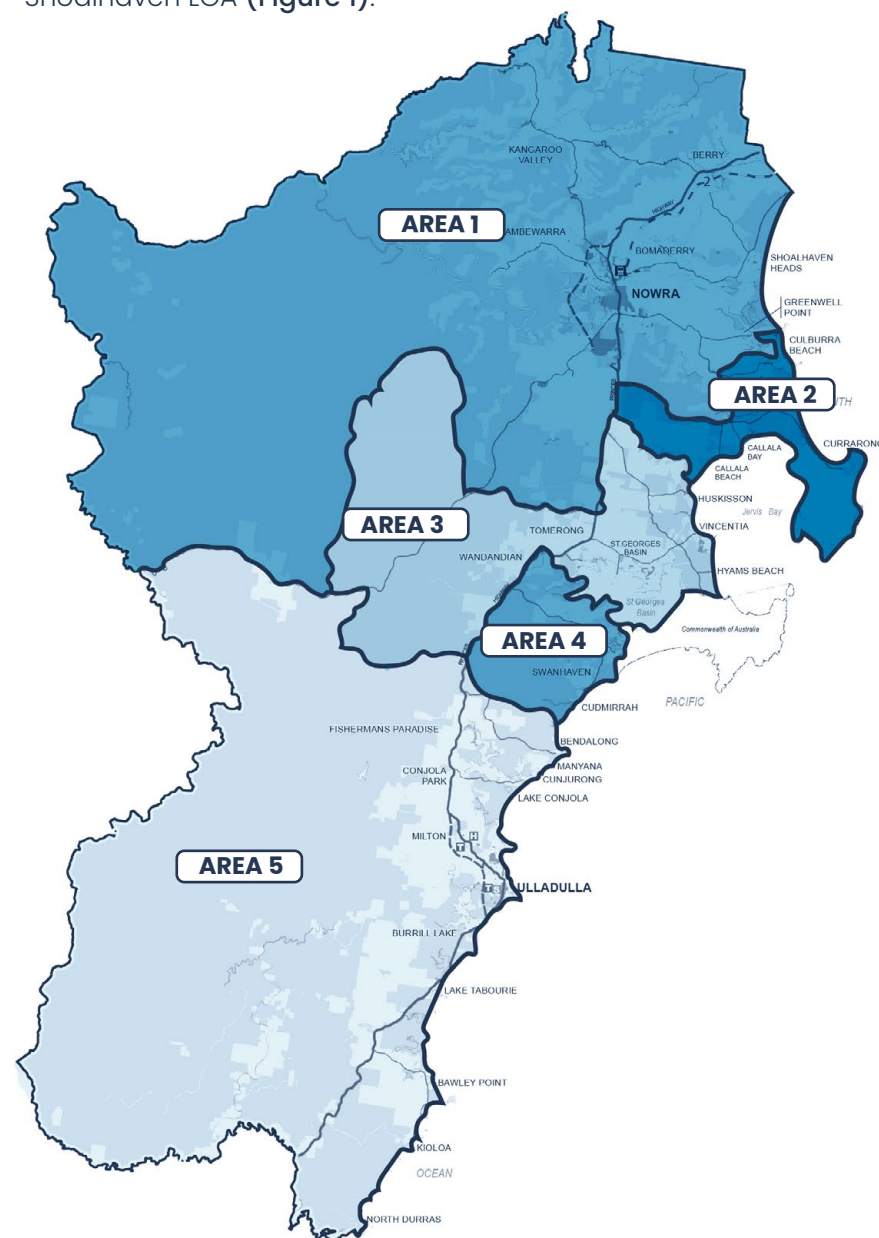


Figure 1: Land to which this Plan applies – Shoalhaven LGA

2.3 Exemptions

This Plan does not apply to the following parts of a development:

- Development by or on behalf of the State Government/Crown or Council, that in the opinion of Council, does not increase the demand for community infrastructure works addressed by this Plan.
- Public housing within the meaning of the Housing Act 2001.
- Seniors housing and/or affordable housing carried out by or on behalf of a social housing provider. Proof of provider status will be required. The exemption is subject to a covenant with land use restrictions being imposed on the land under the Conveyancing Act 1919, to ensure that the land uses are provided in perpetuity. The covenant will require development contributions to be made in accordance with the relevant contributions at the date of the consent, if Council, at its sole discretion, agrees to lift the covenant.
- Development excluded from section 7.11 contributions or section 7.12 levies by way of a direction made by the Minister for Planning and Public Spaces.
- Development that is not likely to increase the demand for local infrastructure, in relation to section 7.11 contributions.
- Development that has a cost of \$100,000 or less, in relation to section 7.12 levies.
- Temporary uses.

If the development is a mixed use development that includes any of the above excluded development, only the excluded component of the development will be excluded from the need to pay a contribution under this Plan. For example, a development that includes affordable housing carried out by or on behalf of a social housing provider and standard housing would only receive an exemption for the affordable housing element, subject to the restriction above.

If an exemption is being sought for part or the whole of the development, the Applicant is to clearly outline as part of the development or complying development application how the development is consistent with the exemption. Whether a development meets the exemption criteria above, either partially or wholly, is at the sole discretion of Council. If Council is satisfied that the development meets an exclusion category (wholly or partially), it will exclude the development (wholly or partially) from the need to pay the associated contribution.

In the case of complying development, a registered certifier must not exempt a development from the need to pay a contribution under this Plan unless written confirmation is first provided by Council.

2.4 Development to which this Plan applies

Development to which section 7.11 contributions apply

This plan, so far as it authorises conditions of development consent requiring section 7.11 contributions, applies to development for the purposes of Residential Accommodation that will increase the number of dwellings on a Development Site and to the subdivision of land.

Development to which section 7.12 levies apply

This plan, so far as it authorises conditions of development consent requiring the payment of section 7.12 levies, applies to development for the purposes of Residential Accommodation that will not increase the number of dwellings on a Development Site and to all types of non-residential development.

Refer to Section 2.3 of this Plan for exemptions from section 7.11 contributions and section 7.12 levies.

3. How to use this plan

3.1 Determining the contribution type

The following development is subject to a section 7.11 contribution, where that development is likely to require the provision of or will increase the demand for local infrastructure:

- Residential accommodation that will result in a net increase in the number of dwellings on the development site.
- A subdivision of land that creates a lot for the purpose of a dwelling, therefore resulting in a net increase in the number of residential lots over the land.

For clarity, the first dwelling on a vacant lot that paid contributions at the subdivision stage is not considered to result in a net increase in the number of dwellings on the development site.

The following development is subject to a section 7.12 contribution:

- Residential accommodation that will not result in an increase in the number of dwellings on the development site (e.g., alterations and additions to an existing dwelling, first dwelling on a development site, or the rebuilding of an existing dwelling).
- Other residential development that is not defined as residential accommodation (e.g., not exclusively, boarding houses, co-living housing, group homes, hostels, residential care facilities).
- All types of non-residential development.

Figure 2 outlines the process to determine whether contributions will apply to the development under this Plan, and if so, what type of contribution would be payable. **Table 3** shows the most common development types in the Shoalhaven area and what type of contribution would be payable in those scenarios.

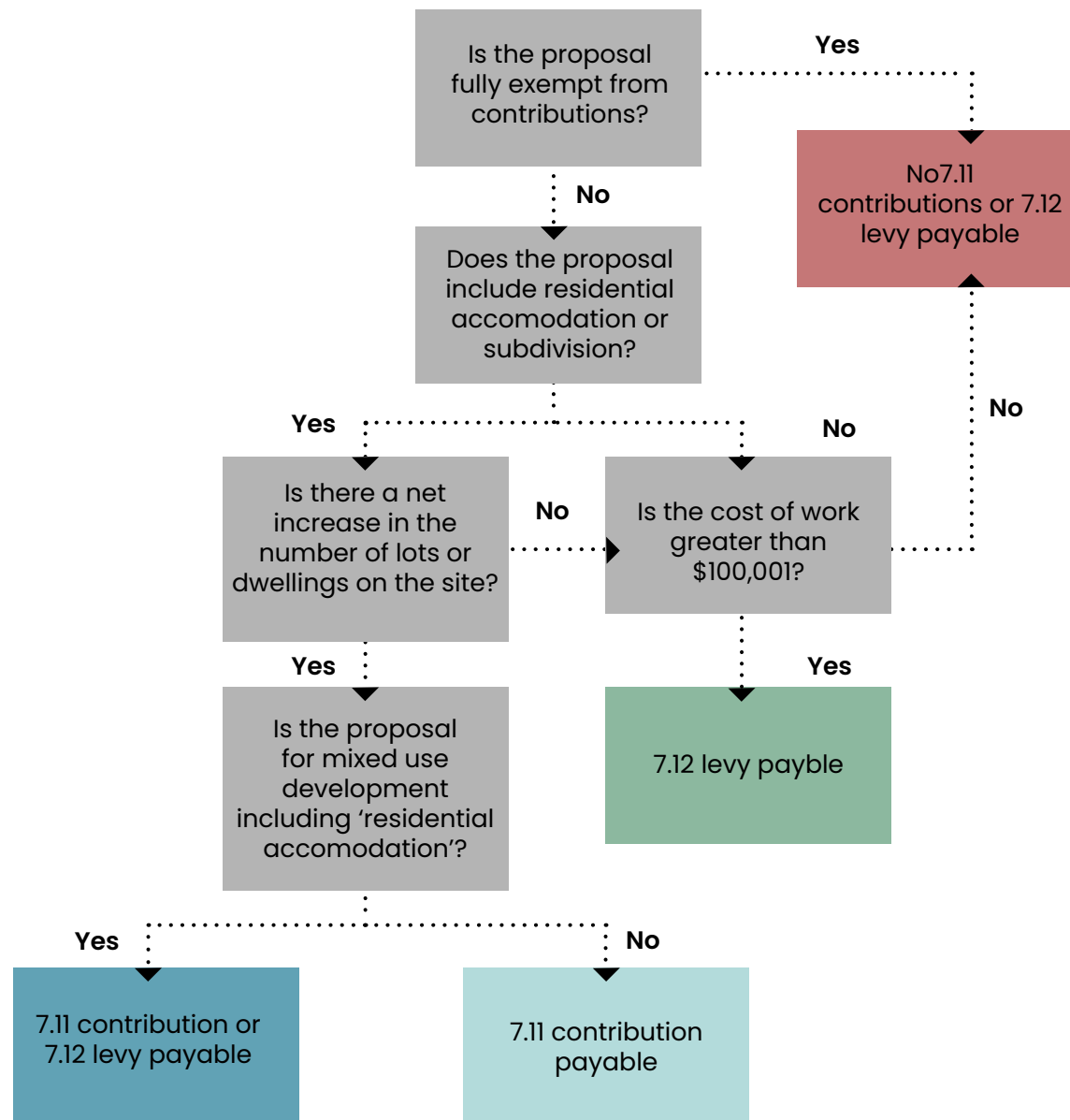


Figure 2: Determining if a contribution is payable and what type

Table 3: Contribution type that would apply to common development

Common Development	Contribution Type
Residential	
Subdivision that creates a lot for the purpose of a dwelling	Section 7.11 contribution
Alteration or addition to an existing dwelling (not resulting in a net increase of dwellings)	Section 7.12 levy
Single (first) dwelling house on a vacant lot that paid contributions at the subdivision stage	Section 7.12 levy
Residential development with both a Section 7.11 and Section 7.12 contribution component (e.g. first dwelling on a residential lot that paid contributions at the subdivision stage and a secondary dwelling)	Section 7.11 contribution or section 7.12 Levy, whichever is the greater
Replacement dwelling/s (knock down, rebuild)	Section 7.12 levy
Dual occupancy	Section 7.11 contribution
Secondary dwelling	Section 7.11 contribution
Multi dwelling housing and multi dwelling housing (terraces)	Section 7.11 contribution
Manor house	Section 7.11 contribution
Shop top housing and residential apartment buildings	Section 7.11 contribution
Boarding houses, co-living housing, group homes, hostels	Section 7.12 levy
Residential care facility	Section 7.12 levy
Seniors living housing (independent living units)	Section 7.11 contribution ²

All other residential development resulting in a net increase of dwellings	Section 7.11 contribution
Change of use (non-residential to residential)	Section 7.11 contribution
Common Development	Contribution Type
Non-Residential	
Retail	Section 7.12 levy
Commercial and offices	Section 7.12 levy
Industrial	Section 7.12 levy
Educational establishments	Section 7.12 levy
Tourist and visitor accommodation	Section 7.12 levy
Change of use (residential or non-residential to non-residential)	Section 7.12 levy
Subdivision, excluding a lot created for the purpose of a dwelling (e.g., subdivision of an existing dual occupancy, strata subdivision of a building).	Section 7.12 levy
Development in certain centre locations that has a non-residential parking space deficiency	Refer to Council's Planning Agreement Policy and Development Control Plan
All other non-residential development	Section 7.12 levy
Temporary uses	No contributions payable
Mixed use	
Development with a residential and non-residential component	Section 7.11 contribution or section 7.12 Levy, whichever is the greater

² Refer to section 2.3 of this plan for exemptions in certain circumstances.

3.2 Determining the Section 7.11 contribution catchment

The Shoalhaven LGA covers a large area of 4,660 square kilometres. Development across the LGA is not uniform, which requires a tailored analysis of development for several different parts of the LGA. This enables a more adequate prediction of the resulting demand for local infrastructure and the contribution rates for development within those different areas.

In this Plan, these separate parts are referred to as ‘catchments’. There are three different types of catchments: citywide, planning area and individual benefiting areas (**Figure 3**).

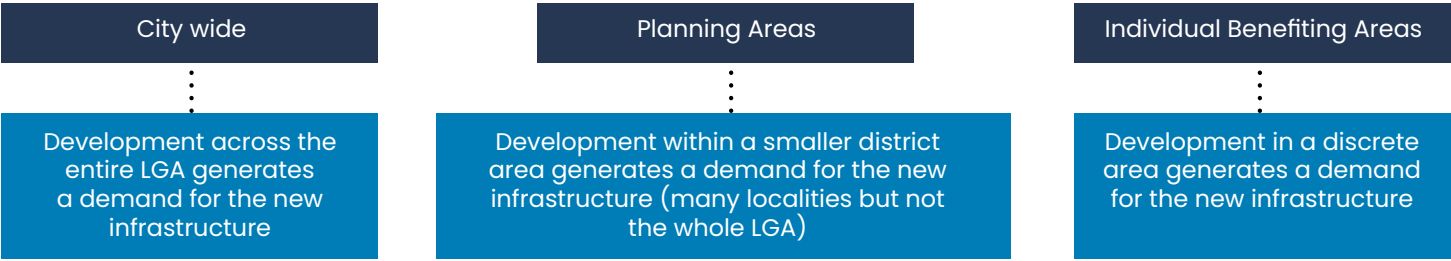


Figure 3: Catchment types

The Citywide catchment applies to the whole LGA (**Figure 1**).

The Planning Area catchments align with the five district level planning areas across the LGA (**Figure 1**). The main localities included within the planning areas are outlined in **Table 4**. The five planning areas have been established to provide a spatial basis for strategic planning considerations as well as for the delivery of services. Planning Areas 1, 3 and 5 are based on the major urban areas of Nowra Bomaderry, Bay and Basin, and Milton-Ulladulla. Planning Areas 2 and 4 are secondary urban areas which include villages such as Culburra Beach, Callala Beach, Callala Bay and Sussex Inlet.

Table 4: Planning area localities

Planning Area	Main Localities
1	Berry, Bomaderry, Badagarang, Cambewarra Village, Greenwell Point, Kangaroo Valley, Nowra, Shoalhaven Heads, Terara
2	Callala Bay, Callala Beach, Culburra Beach, Currarong, Myola, Orient Point
3	Basin View, Bewong, Erowal Bay, Huskisson, Hyams Beach, Old Erowal Bay, Sanctuary Point, St Georges Basin, Tomerong, Vincentia, Wandandian, Woollamia, Wrights Beach
4	Berrara, Cudmirrah, Sussex Inlet, Swan Haven
5	Bawley Point, Bendalong, Burrill Lake, Conjola Park, Cunjurong, Depot Beach, Dolphin Point, Durras North, Fishermans Paradise, Kings Point, Kioloa, Lake Conjola, Lake Tabourie, Manyana, Mollymook, Milton, Narrawallee, Ulladulla

This Plan allows for seven smaller individual benefiting areas for discrete communities with specific infrastructure needs resulting from development. These areas are generally greenfield release areas where a demand for certain infrastructure is generated wholly or partially by the proposed development in that catchment, rather than many localities or the whole LGA. The individual benefiting areas included in this Plan are:

- Moss Vale Road South Urban Release Area (URA).
- Mundamia URA.
- West Nowra.
- Huskisson.
- Badgee (Sussex Inlet).
- Milton.
- Kings Point.

The subject land of each benefiting area is shown in **Figure 4** to **Figure 10**.

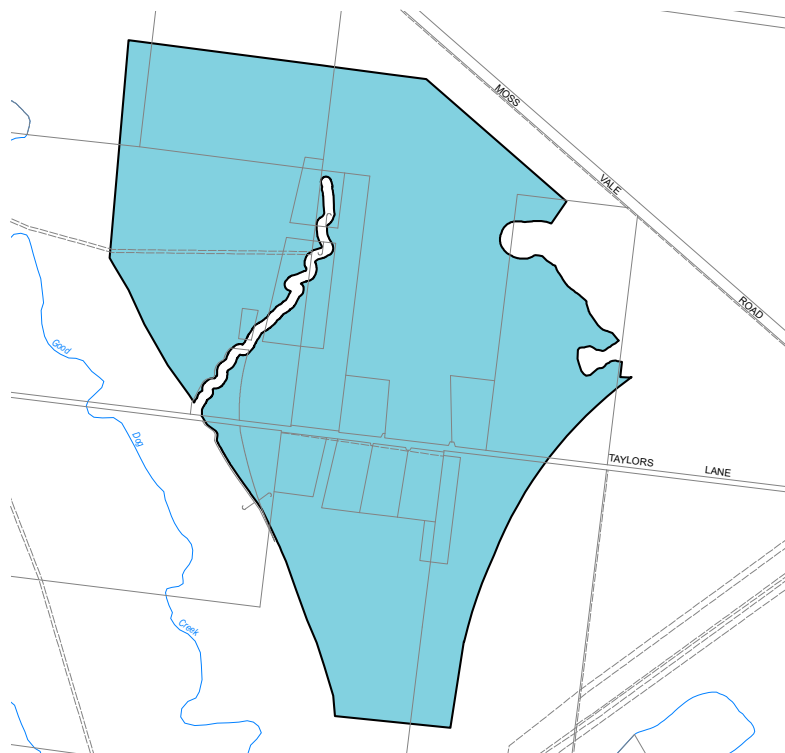


Figure 4: Moss Vale Road South URA Benefiting Area



Figure 5: Mundamia URA Benefiting Area

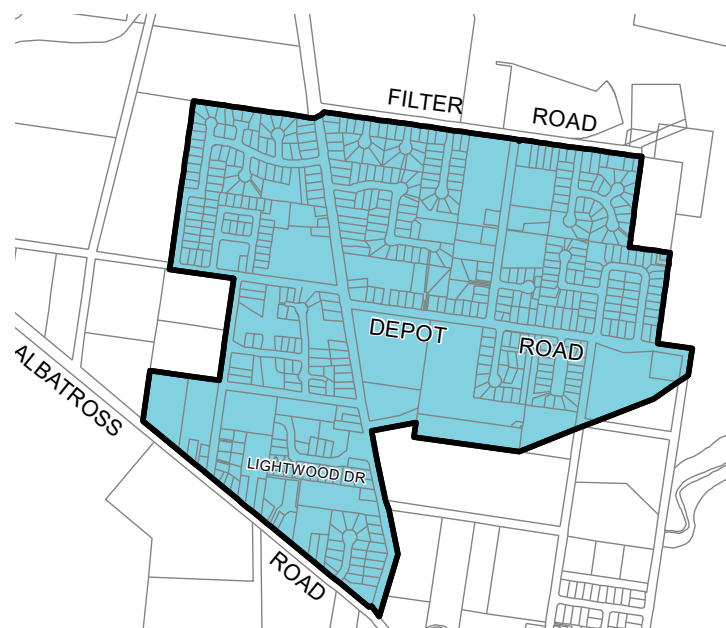


Figure 6: West Nowra Benefiting Area

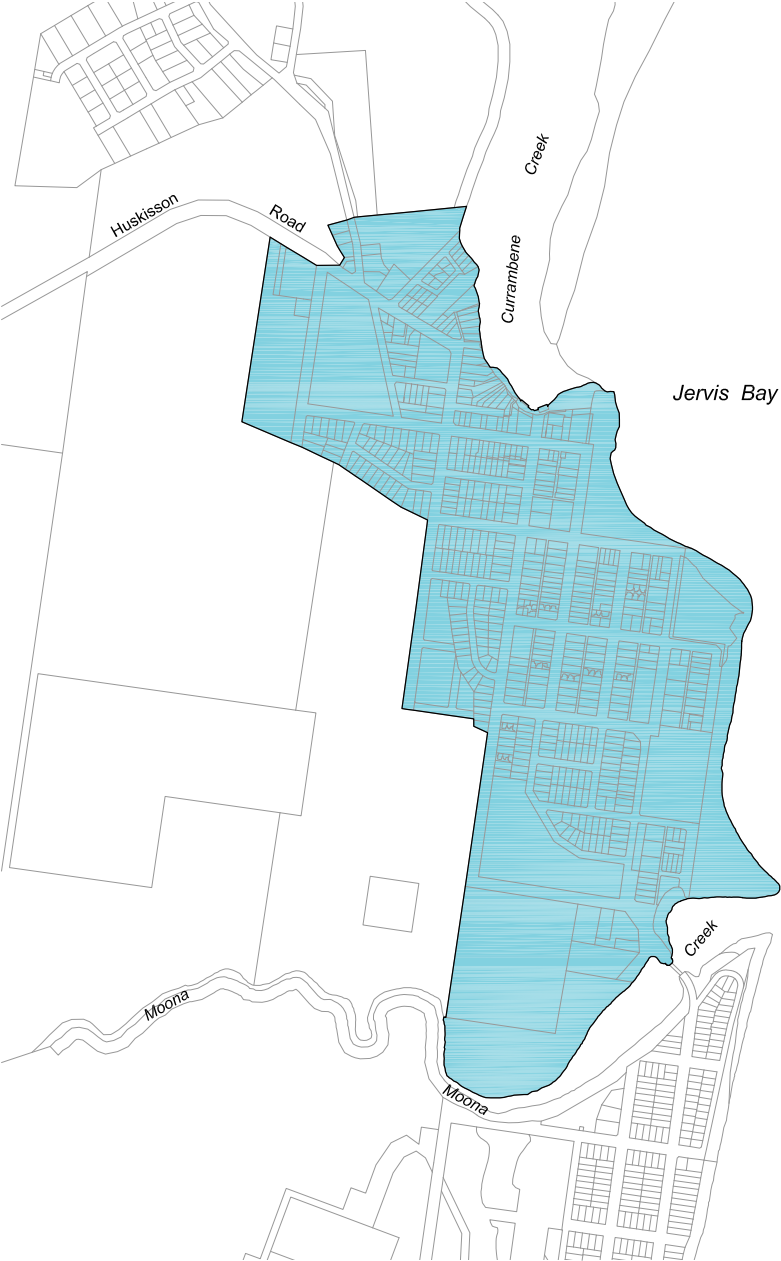


Figure 7: Huskisson Benefiting Area

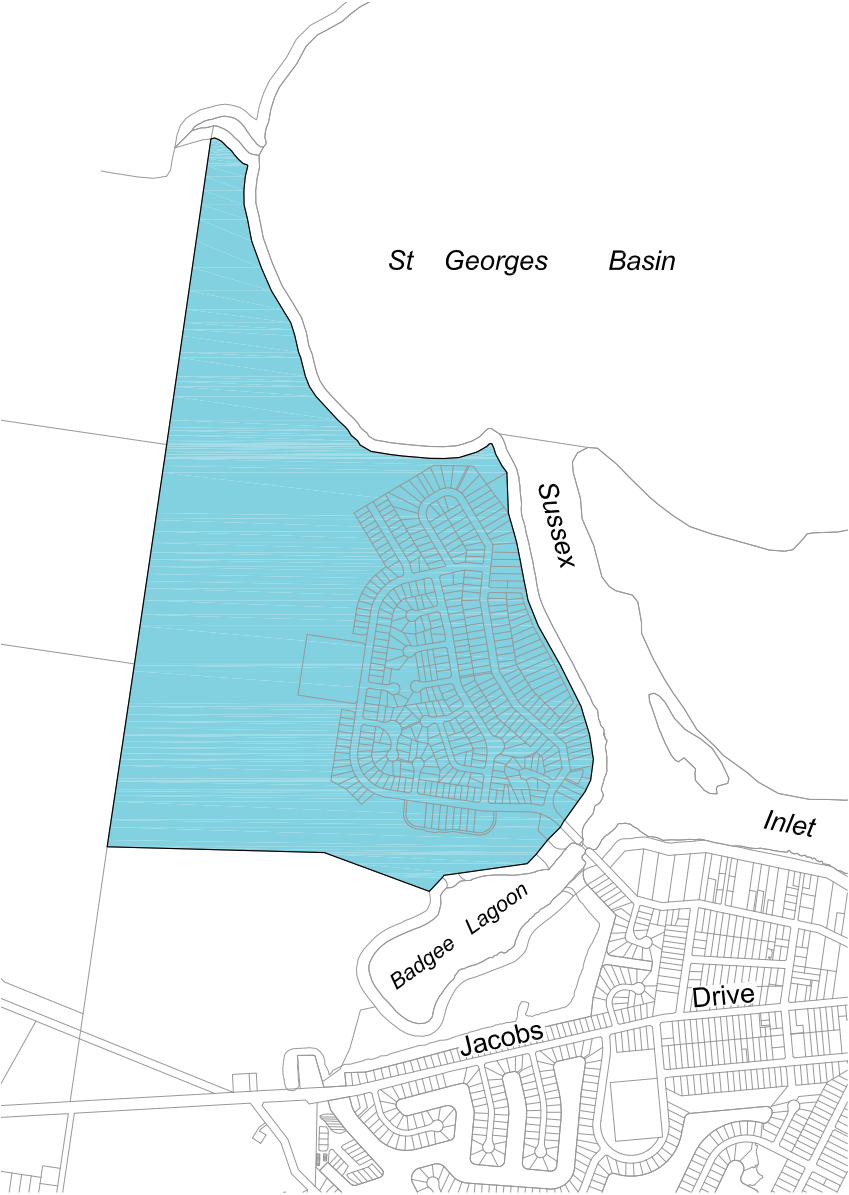
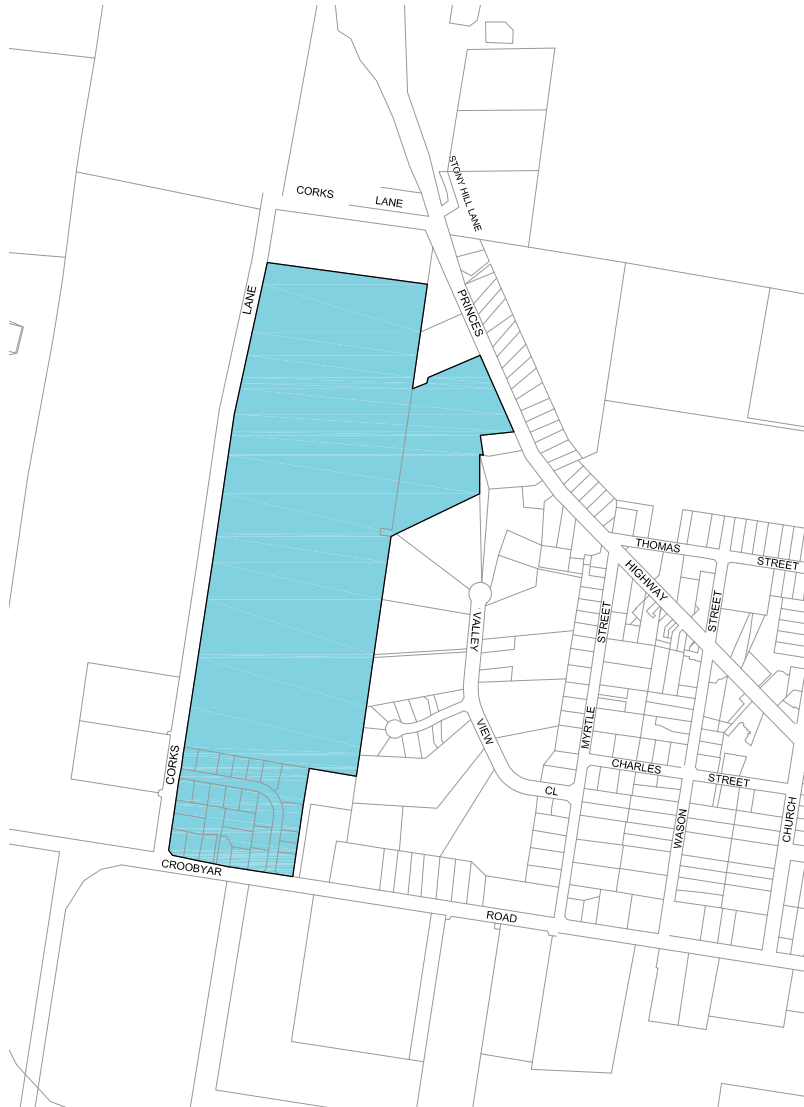
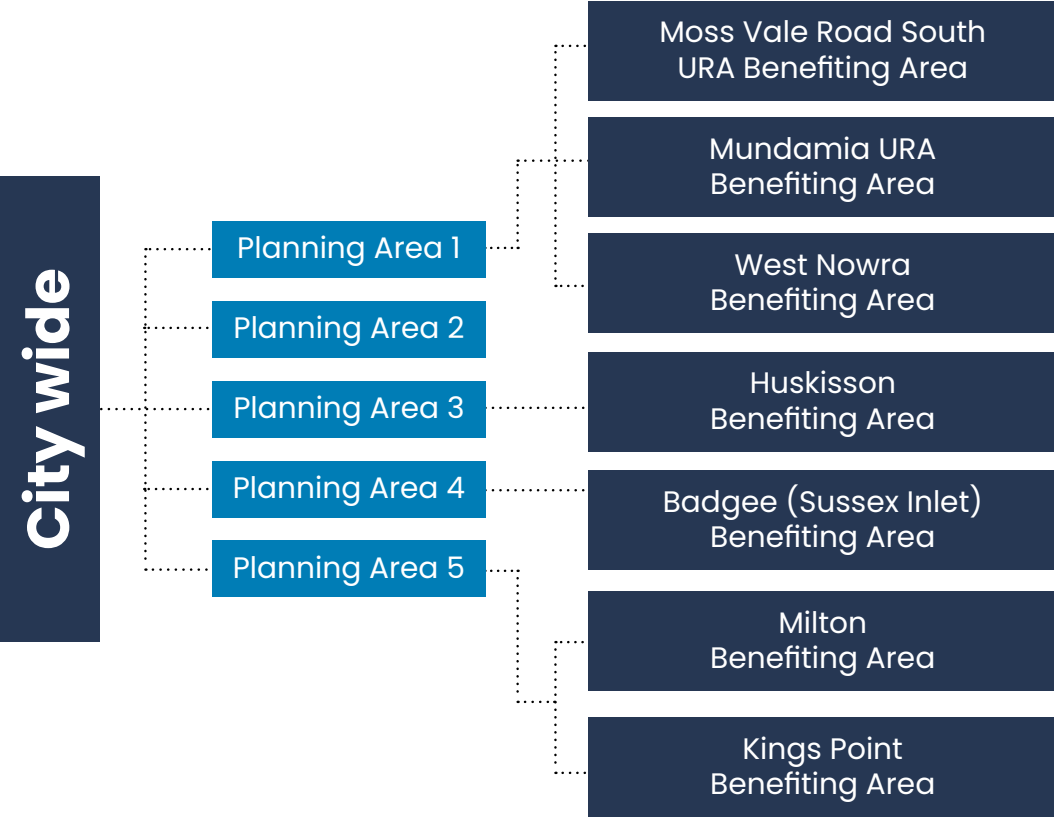


Figure 8: Badgee (Sussex Inlet) Benefiting Area



The contribution payable for each development will vary depending on where the development is located. All development across the LGA will contribute towards the cost of the Citywide catchment local infrastructure works.

All development will also contribute to the cost of local infrastructure works in the planning area catchment where the development is located. If the development is also located within one of the discrete benefiting areas catchments, development in that area will contribute towards local infrastructure in that catchment as well. This is shown in **Figure 11** and further explained in the scenarios below.



Contribution Catchment Example Scenario 1

A residential subdivision is proposed at Ulladulla. The development will be levied the Planning Area 5 catchment rate. This rate includes a contribution towards the Citywide and Planning Area 5 catchments local infrastructure.

Contribution Catchment Example Scenario 2

A dual occupancy development is proposed at Badagarang in the Moss Vale Road South URA. The development will be levied the Moss Vale Road South URA Benefiting Area catchment rate. This rate includes a contribution towards local infrastructure items in the Citywide, Planning Area 1 and Moss Vale Road South URA Benefiting Area catchments.

Figure 11: Section 7.11 contribution catchments

3.3 Calculating the contribution

Dwellings and Certain Subdivisions – Section 7.11 Contributions

The section 7.11 contribution rate for each type of development within each of the catchments is outlined in **Table 2** in Section 1 of this Plan, with the total contribution amount calculated as follows.

Contribution rate for the development = number of net dwellings and/or residential lots x \$ contribution rate per catchment

A single development consent can only be subject to one type of local infrastructure contribution, either a section 7.11 contribution or a section 7.12 levy, not both. In the case of a mixed use development (that is, a development comprising two or more different development types), the contribution type applied will be the one that yields the highest contribution amount.

Refer to the worked examples at Appendix A for guidance.

Other Development – Section 7.12 levy

The relevant development application must be accompanied by a development cost summary in order to support the calculation of the proposed development cost. Refer to Section 4.2 of this Plan for more detail.

The section 7.12 contribution is calculated by multiplying the proposed development cost by applicable percentage contribution rate in **Table 5**.

Table 5: Section 7.12 Levy

Proposed development cost	Section 7.12 contribution rate
\$0 to \$100,000	Nil
\$100,001 to \$200,000	0.5%
Over \$200,000	1%

3.4 Authorisation to impose section 7.11 contribution and 7.12 levy conditions

Section 7.11(1) and (3) contribution conditions (monetary contributions/land dedication and recoupment of costs)

This plan authorises the consent authority to grant development consent subject to a condition imposed under and in accordance with section 7.11(1) and (3) of the *Environmental Planning and Assessment Act 1979* and determined in accordance with this plan, requiring the:

- Payment of a monetary contribution or the dedication of land or both to Council towards the provision, extension or augmentation of public amenities and public services by Council.
- Payment of a monetary contribution to Council towards the recoupment by Council of the cost of the past provision, extension or augmentation of public amenities and public services by Council.

The works for which a monetary section 7.11 condition may be imposed are specified in Appendix E of this plan.

Section 7.12 levy condition

This plan authorises the consent authority to grant development consent subject to a condition imposed under and in accordance with section 7.12(1) of the EP&A Act and determined in accordance with this plan requiring the payment to Council of a levy of the proposed cost of carrying out development the subject of the consent as determined by Council in accordance with section 208 of the Environmental Planning and Assessment Regulation 2021 and this plan.

The works for which a monetary section 7.12 condition may be imposed are specified in Appendix E and F of this plan.

Complying development certificates – monetary section 7.11(1) & (3) and section 7.12 levy condition

This plan imposes an obligation on a certifier to issue a complying development certificate subject to a condition imposed under and in accordance with:

- Section 7.11(1) and (3) of the EP&A Act and determined in accordance with this plan, requiring the payment of a monetary contribution to Council towards the provision, extension or augmentation of public amenities and public services by Council or the recoupment by Council of the cost of the past provision, extension or augmentation.
- Section 7.12(1) of the EP&A Act and determined in accordance with this plan requiring the payment to Council of a levy of the proposed cost of carrying out development the subject of the certificate as determined in accordance with section 208 of the Regulation and this plan.

The condition must require the payment of the monetary contribution (section 7.11) or the levy (section 7.12) to Council before the commencement of the building work or subdivision work authorised by the certificate.

The works in respect of which a monetary section 7.11(1) condition may be imposed are specified in Appendix E of this plan. The works in respect of which a monetary section 7.12 condition may be imposed are specified in Appendix E and F of this plan.

Contribution cap

A consent authority or a registered certifier must not impose a section 7.11 contribution that exceeds \$20,000 per residential dwelling or residential lot, in accordance with the relevant Ministerial Direction³. The exception to this is the Moss Vale Road South, Moss Vale Road South North and Mundamia urban release areas, where a section 7.11 contribution cannot exceed \$30,000 per residential dwelling or residential lot⁴.

³ *Environmental Planning and Assessment (Local Infrastructure Contributions) Direction 2012*

⁴ *Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2021*



3.5 Making the contribution

The Section 7.11 contribution or Section 7.12 levy must be made to Council at the time specified in the development consent condition that imposes the contribution:

- Development applications involving building work only: Before the release of the construction certificate.
- Development applications involving subdivision only: Before the release of the subdivision certificate.
- Development applications involving building work and subdivision: Before the release of the construction or subdivision certificate, whichever occurs first.
- Development where no further approvals or certification is required: Before the development consent operates.

For development authorised under a complying development certificate, the Section 7.11 contribution or Section 7.12 levy must be made to Council prior to any building or subdivision work commencing, as required by section 156 of the EP&A Regulation.

The amount of a local infrastructure contribution indexed in accordance with this plan must be made at the time of payment specified in a condition of development consent or a complying development certificate. Refer to Section 4.7 of this Plan for more information.

3.6 Obligations applying to complying development certificates

In accordance with section 4.28(9) of the EP&A Act and section 156 of the EP&A Regulation:

- A complying development certificate must impose a condition requiring a monetary local infrastructure contribution authorised by this plan to be made to Council, and
- The contribution must be made before the work authorised by the certificate commences.

Failure to adhere to the obligations in this subsection may render a certificate invalid, exposing the registered certifier to legal action.

3.7 Alternatives to contributions under this plan

Council may accept an offer by an applicant to provide a material public benefit in part or full satisfaction of or instead of a contribution imposed as a condition of development consent or otherwise able to be imposed under this plan. This could include the carrying out of work or providing another kind of material public benefit.

Refer to Council's Works in Kind Agreement and Planning Agreement Policies for details.

4. Other administrative matters

4.1 Section 7.12 Development Cost Summary

This section only applies to the calculation of section 7.12 levies.

The lodgement requirements for a development application or an application for a complying development certificate on the NSW Planning Portal includes the provision of an estimate of the proposed cost of carrying out the development.

Council's [Estimated Development Cost summary template](#) can be used for this purpose, or a cost summary may be submitted in another form, however it must remain consistent with the requirements of section 208 of the EP&A Regulation. The Estimated Development Cost Summary Reports are to be prepared at the applicant's cost and must be prepared by the following person, where the estimate is:

- Less than \$3,000,000: A suitably qualified and experienced person.
- \$3,000,000 or more: A registered quantity surveyor.



Council reserves the right to validate all cost summaries submitted by an applicant using a standard costing guide or other generally accepted costing method. Should the costing be considered inaccurate in any way (including following the passing of time), Council may, at its sole discretion and at the applicant's cost, engage a person referred to above to review the submitted costs before contributions are imposed on the consent.

4.2 Other matters concerning land dedication and land acquisition

Dedication of land identified in a development application for subdivision as intended to be dedicated to Council for a public purpose

This plan authorises the imposition of a condition of development consent under section 7.11(1) of the Act by the consent authority requiring the dedication of land free of cost to Council identified in a development application for the subdivision of land (including in the plans accompanying the development application) as being intended to be dedicated to Council for a public road, public pathway, public cycleway or other public accessway, public reserve or public open space, or public stormwater drainage within the subdivision.

Acquisition of land using monetary development contributions and levies made to Council

Land that is acquired by Council using monetary section 7.11 contributions or s7.12 levies for the purposes of providing works specified or described in the Works Schedules in Appendices E and F of this plan will be acquired in accordance with the provisions of the *Land Acquisition (Just Terms Compensation) Act 1991*. The land identified for acquisition is specified in Appendix G.

Dedication of land identified for acquisition

Where a development site contains land identified for acquisition in Appendix G of this Plan, Council may impose a condition of consent requiring that land be dedicated free of charge to Council. The section 7.11 contribution will be adjusted accordingly to reflect the value of land to be dedicated in lieu of a monetary contribution.

4.3 Transitional arrangements

This Plan applies to a consent granted to a development application or a complying development certificate issued on or after 1 July 2026.

Applications to modify a consent under section 4.55 of the EP&A Act will be determined against the same contribution plan that was applied to the original consent.

4.4 Pooling of contributions funds and use of 7.12 funds

To assist in the timely delivery of community infrastructure to facilitate and support development, this Plan authorises the Section 7.11 contributions made for the different contribution projects in the section 7.11 Works Schedule (Appendix E) to be pooled and applied progressively to priority projects in that works schedule. The proposed priority for the expenditure of pooled monetary contributions are set out in the works schedule.

This Plan authorises Council to apply a Section 7.12 levy collected under this Plan towards meeting the costs of any of the projects specified in the Section 7.12 Levy Works Schedule at Appendix F. The proposed priority for the expenditure is set out in the works schedule.

4.5 Indexation of contribution rates and contributions

Indexation of section 7.11(1) monetary contribution rates

The section 7.11(1) contribution rates for monetary contributions specified in this plan will be adjusted at the beginning of each quarter, according to positive movements in the Consumer Price Index (All Groups Index) for Sydney (CPI) for the previous quarter, to ensure the value of the works specified or described in Appendix E remains as current as possible.

Indexation will occur without amending the Plan and the latest indexed contribution rates will be published on Council's website.

Indexation of costs for monetary recoupment contributions under section 7.11(3)

The costs incurred by Council specified or described in the Works Schedules at Appendix E, relating to the past provision of works in anticipation of and to benefit future development, will be adjusted at the beginning of each quarter, according to positive movements in the Consumer Price Index (All Groups Index) for Sydney (CPI) for the previous quarter, to ensure the value of the works specified or described in Appendix E remains as current as possible.

Indexation of monetary section s7.11 contributions payable under a development consent condition

The amount of a monetary section 7.11 condition payable to Council under a condition of a development consent that has been granted will be adjusted before payment according to positive movements in the Consumer Price Index (All Groups Index) for Sydney (CPI) for the period between the date of the consent and the day on which the section 7.11 contribution is made.

Indexation of section 7.12 levies

For the purpose of calculating the amount of a section 7.12 levy payable to Council, pursuant to a condition of a development consent that has been granted, the proposed cost of carrying out the development the subject of the consent will be adjusted before payment of the section 7.12 levy according to positive movements in the Consumer Price Index (All Groups Index) for Sydney (CPI) for the period between the date of the consent and the day on which the section 7.12 levy is made.

4.6 Council obligations and access to information

In accordance with the EP&A Act and EP&A Regulation, Council is required to:

- Provide public access to this Plan and supporting documents.
- Maintain and make accessible a contributions register.
- Provide annual financial reporting of contributions and access to accounting records for contributions income and expenditure.

This information is available either on Council's website or can be made available upon request.

4.7 Goods and services tax

The costs of contributions projects included in this Plan and the monetary contribution rates are exclusive of the Goods and Services Tax (GST).

4.8 Refunds

Council will not refund development contributions that have been made, except as required by law. In order to obtain a refund of a contribution, the claimant must obtain a declaration in a court that the contribution was unlawfully imposed and then pursue the claim for the refund under the Recovery of Imposts Act 1961.

4.9 Deferred or periodic payments

Council will not consider deferred payment or periodic payments. Section 7.11 contributions or section 7.12 levies will be required to be made in accordance with the timing in the development consent or complying development certificate.

4.10 Relationship to other contributions plans

This Plan repeals the Shoalhaven Contributions Plan 2019.

This Plan does not affect an obligation to pay a section 7.11 contribution or section 7.12 levy pursuant to a condition of development consent authorised by the following repealed plans:

- Shoalhaven Contributions Plan 2019.
- Shoalhaven Contributions Plan 2010.
- Shoalhaven Contributions Plan 1993.

Upon the commencement of this Plan, Council holds monetary section 7.11 contributions that have been collected towards the costs of works under contributions plans repealed by this Plan. Where those works are included in a Works Schedule of this Plan, the funds will be applied to the development share of the works cost. Where those works are not included in a Works Schedule of this plan, Council will apply the money held towards the cost of comparable works in a Works Schedule of this Plan or any other project in a Works Schedule of this Plan, if there is no comparable works. Council would make this allocation based on the best public interest outcome, at its sole discretion. The money will be applied to Council's apportionment of the works.

4.11 Monitoring and review

The Plan will require monitoring and review on a regular basis. Council's aim is to undertake a review of this Plan every 2 years after the date of adoption of this Plan, or sooner as required.

4.12 Life of this Plan

This Plan, as amended from time to time, will operate until:

- 2046 (the end of the growth forecasted under the Plan); or
- Council has collected contributions to deliver or recoup the cost of (as applicable) all items in the works program; or
- The plan is repealed.





4.13 Definitions

The terms used in this Plan have the same meaning as EP&A Act and the Shoalhaven LEP 2014, except as provided below. Refer also to the *NSW Interpretation Act 1987*.

Applicant

means a person(s) or organisation(s) submitting a development application or complying development application, or a person(s) or organisation(s) entitled to act upon a development consent or complying development certificate.

Apportionment

means the process by which the assessed demand or cost is related specifically to the development. Apportionment seeks to ensure that new development only pays its share or portion of the cost of the facility or work for which it has created a demand.

City

means the Shoalhaven City Council LGA.

Community infrastructure

means the same as Local infrastructure.

Complying development certificate

means a certificate:

(a) that states that particular proposed development is complying development under the EP&A Act and (if carried out as specified in the certificate) will comply with all development standards applicable to the development and with other requirements prescribed by the regulations concerning the issue of a complying development certificate, and

(b) in the case of development involving the erection of a building, that identifies the classification of the building in accordance with the Building Code of Australia.

Consent authority

means the consent authority under the EP&A Act responsible for determining a development application made under that Act.

Contribution rate

means the contribution amount payable by development affected by this Plan as shown in this Plan.

Development cost

means the proposed cost of carrying out development determined by the consent authority in accordance with section 208 of the EP&A Regulation.

Development cost summary

means a summary of Development cost in accordance with section 208 of the EP&A Regulation.

Development site

means the land to which a development application or application for a complying development certificate relates.

EP&A Act

means the *NSW Environmental Planning and Assessment Act 1979*.

EP&A Regulation

means the *NSW Environmental Planning and Assessment Regulation 2021*.

Individual benefiting area

means a discrete catchment with specific infrastructure needs.

LGA

means local government area.

Local infrastructure

means public amenities and public services provided by Council, excluding water supply or sewerage services.

Material public benefit

means something provided by an applicant, other than the dedication of land or the payment of a monetary contribution.

Nexus

means the relationship between anticipated development and the demand for new or additional infrastructure generated by that development.

Ministerial direction

means a direction made by the Minister of Planning under section 7.17 of the EP&A Act.



Plan

means this contributions plan.

Registered certifier

means a person registered under the Building and Development Certifiers Act 2018.

Registered quantity surveyor

means a member of a relevant professional body of quantity surveyors, including (not exclusively) the Australian Institute of Quantity Surveyors (AIQS) or Royal Institution of Chartered Surveyors (RICS).

Residential accommodation

means:

- residential accommodation defined in Shoalhaven Local Environmental Plan 2014 (excluding boarding houses, co-living housing, group homes, hostels); and
- manor houses and multi dwelling housing (terraces) defined in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Section 7.11 contribution

means a contribution pursuant to a condition of development consent authorised to be imposed under section 7.11 of the EPA Act.

Section 7.12 levy

means a levy of the percentage of the proposed cost of carrying out development pursuant to a condition of development consent authorised to be imposed under section 7.12 of the EPA Act.

Social housing provider

has the same meaning as in State Environmental Planning Policy (Housing) 2021, being any of the following:

- (a) The Department of Human Services;
- (b) The Land and Housing Corporation;
- (c) A registered community housing provider;
- (d) The Aboriginal Housing Office;
- (e) A registered Aboriginal housing organisation within the meaning of the Aboriginal Housing Act 1998;
- (f) A local government authority that provides affordable housing; and
- (g) A not-for-profit organisation that is a direct provider of rental housing to tenants.

Suitably qualified and experienced person

means a builder who is licensed to undertake the proposed works, a registered architect, a qualified and accredited building designer, a quantity surveyor or a person who is licensed and has the relevant qualifications and proven experience in costing of development works at least to a similar scale and type as is proposed.

Upgrade

means the replacement of an infrastructure item or parts of an infrastructure item, and/or additional works, that will increase the level of service for the infrastructure item so as meet the demand created by development to which this Plan applies.

Appendix A: Worked examples

These examples are representative of a range of common scenarios but are not exhaustive.

Section 7.11 Example Scenario 1

A proposed subdivision of two existing vacant residential lots to create four residential lots in Moss Vale Road South URA Benefiting Area. The development results in a net increase of two residential lots.

Net increase in residential lots = 2
 2 x new residential lots = 2 x \$30,000 = \$60,000

Section 7.11 Example Scenario 1a

A proposed subdivision of two existing vacant non-residential lots to create 12 residential lots in Moss Vale Road South URA Benefiting Area. The development results in a net increase of 12 residential lots.

Net increase in residential lots = 12
 12 x new residential lots = 12 x \$30,000 = \$360,000

Section 7.11 Example Scenario 2

The proposed demolition of an existing dwelling on a single lot and the construction of 8 new dwellings in Planning Area 3. The development increases the net number of dwellings.

Net increase in dwellings = 7
 7 x dwellings = 7 x \$5,970.96 = \$41,796.72

Section 7.11 Example Scenario 3

The construction of 4 new dwellings on a vacant lot in the Kings Point Benefiting Area that paid contributions at the subdivision stage. The development increases the net number of dwellings.

Net increase in dwellings = 3
 3 x dwellings = 3 x \$8,439.97 = \$25,319.91

Section 7.11 Example Scenario 4

The proposed demolition of an existing dwelling on a single lot and the construction of 14 new dwellings in Planning Area 1. Six of these dwellings are affordable housing dwellings being carried out by or on behalf of a social housing provider. The development increases the net number of dwellings.

Net increase in dwellings = 13
 Number of dwellings exempt from paying contributions = 6

Section 7.11 contribution
 Dwellings subject to section 7.11 contribution = 7 (13 – 6)
 7 x dwellings = 7 x \$3,210.60 = \$22,474.20

The exemption is subject to a covenant with land use restrictions being imposed on the land (refer to Section 2.3 of the Plan). Should the covenant be lifted in the future by Council, a section 7.11 contribution would need to be paid for the 6 dwellings at that time.

Section 7.12 Example Scenario 1

A proposed alteration and addition to an existing dwelling. The development does not increase the net number of dwellings over the land. The proposed cost of works for the development is \$85,000. As the cost of works is \$100,000 or less, no levy is payable.

Section 7.12 Example Scenario 2

A proposed alteration and addition to an existing dwelling. The development does not increase the net number of dwellings over the land. The proposed cost of works for the development is \$175,000.

Development cost = \$175,000
Section 7.12 levy = $0.5\% \times \$175,000 = \875

Section 7.12 Example Scenario 3

The proposed demolition of an existing dwelling and construction of a new dwelling. The development does not increase the net number of dwellings over the land. The proposed cost of works for the development is \$650,000.

Development cost = \$650,000
Section 7.12 levy = $1\% \times \$650,000 = \$6,500$

Section 7.12 Example Scenario 4

A proposed new (first) dwelling house on a vacant lot. The development does not increase the net number of dwellings over the land. The proposed cost of works for the development is \$475,000.

Development cost = \$475,000
Section 7.12 levy = $1\% \times \$475,000 = \$4,750$

Section 7.12 Example Scenario 5

A proposed commercial and industrial mixed use development. The proposed cost of works for the development is \$3,750,000.

Development cost = \$3,750,000
Section 7.12 levy = $1\% \times \$3,750,000 = \$37,500$

Section 7.12 Example Scenario 6

A proposed shop top housing development involves the demolition of an existing commercial premises, the construction of 9 new dwellings and 830m² of retail gross floor area in Planning Area 5. The proposed cost of works for the development is \$4,630,500.

The proposal includes development that would attract both a section 7.11 contribution and a section 7.12 levy. The section 7.11 contribution and a section 7.12 levy is compared to determine which of the two is the greater.

Section 7.11 contribution
Net increase in dwellings = 9
 $9 \times \text{dwellings} = 9 \times \$3,179.75 = \$28,617.75$

Section 7.12 levy
Development cost = \$4,630,500
Section 7.12 levy = $1\% \times \$4,630,500 = \$46,305.64$

The section 7.12 levy is greater, therefore a levy of \$46,305.64 will be applied to the development.

Section 7.12 Example Scenario 7

The construction of the first dwelling on a lot that paid contributions at the subdivision stage and a secondary dwelling in Planning Area 2. The proposed cost of works for the development is \$645,000.

The proposal includes development that would attract both a section 7.11 contribution and a section 7.12 levy. The section 7.11 contribution and a section 7.12 levy is compared to determine which of the two is the greater.

Section 7.11 contribution
Net increase in dwellings = 1
 $1 \times \text{dwelling} = 1 \times \$3,388.40 = \$3,388.40$

Section 7.12 levy
Development cost = \$645,000
Section 7.12 levy = $1\% \times \$645,000 = \$6,450$

The section 7.12 levy is greater, therefore a levy of \$6,450 will be applied to the development.

Appendix B: Proforma conditions of consent

This Appendix provides a Section 7.11 contribution and Section 7.12 levy proforma condition of consent for a development consent and complying development certificate.

Where the development is staged, the condition may allow for the contribution to be made at the relevant stages.

B.1 Development consent – standard conditions

Section 7.11(1&3) monetary contribution condition:

In accordance with section 7.11(1) and (3) of the *Environmental Planning and Assessment Act 1979 and Shoalhaven Contributions Plan 2026* (the Plan), a monetary contribution of \$[INSERT FIGURE] must be made to Council.

The monetary contribution is required towards the cost to Council of the provision, extension or augmentation by Council of the public amenities and public services specified in the Works Schedules in Appendix E of the Plan, and/or the recoupment by Council of the costs incurred by Council of the provision, extension or augmentation by Council of the following public amenities and public services specified in the Works Schedules in Appendix E:

- Access, Servicing and Public Domain: [INSERT \$]
- Open Space and Recreation: [INSERT \$]
- Community and Cultural: [INSERT \$]
- Administration: [INSERT \$]

The amount of the monetary contribution payable to Council will be adjusted in accordance with the Plan before payment according to positive movements in the Consumer Price Index (All Groups Index) for Sydney (CPI) for the period between the date of this consent and the day on which the monetary contribution is made.

The monetary contribution must be made to Council before [INSERT THE ISSUING OF A CONSTRUCTION CERTIFICATE OR A SUBDIVISION CERTIFICATE OR ANOTHER TIME].

If, before the time the monetary contribution is required to be made, Council has, under section 7.11(5) of the Environmental Planning and Assessment Act 1979, entered into a written agreement with the Applicant to accept a material public benefit in part or full satisfaction of the monetary contribution, the amount of the monetary contribution required to be made to Council pursuant to this condition will be the amount, if any, required as a consequence of that agreement.

A copy of the Plan and accompanying information is available on Council’s website www.shoalhaven.nsw.gov.au.

Section 7.11(1) dedication of land condition

In accordance with section 7.11(1) of the *Environmental Planning and Assessment Act 1979* and *Shoalhaven Contributions Plan 2026* (the Plan), the Applicant is required to dedicate to Council free of cost to Council the following land:
[SPECIFY LAND IN APPENDIX G REQUIRED TO BE DEDICATED, SQUARE METRE AREA AND EXACT LOCATION]

The land is required towards the provision, extension or augmentation by Council of public amenities and public services.

[DELETE WHICHEVER OF THE FOLLOWING IS NOT APPLICABLE: The land is required to be dedicated solely to meet the demand for public amenities and public services arising from the development approved by this Consent OR The land is required to be dedicated to meet the demand for public amenities and public services arising from the development approved by this Consent and other expected development to which this plan applies. Council has determined that the demand is apportioned [Insert %/%] between the development approved by this consent and other development. The proportion of the land to be dedicated attributable to the development approved by this Consent is to be dedicated to the Council free of cost. For the proportion attributable to other development, Council will pay compensation determined in accordance with the Land Acquisition (Just Terms Compensation) Act 1991].

The land must be dedicated to Council before [INSERT THE ISSUING OF A CONSTRUCTION CERTIFICATE OR A SUBDIVISION CERTIFICATE OR ANOTHER TIME].

A copy of the Plan and accompanying information is available on Council's website www.shoalhaven.nsw.gov.au.

Section 7.12 Levy Condition

In accordance with section 7.12 of the *Environmental Planning and Assessment Act 1979* and *Shoalhaven Contributions Plan 2026* (the Plan), the Applicant is required to pay to Council a levy of [INSERT PERCENTAGE] of the proposed cost carrying out the development for which consent is granted as determined in accordance with section 208 of the *Environmental Planning and Assessment Regulation 2021* and the Plan.

The levy is required towards the cost of the provision, extension or augmentation by Council of one or more of the public amenities and public services specified in the Works Schedules in Appendix F of the Plan.

At the date of this consent, the proposed cost of carrying out the development the subject of this consent is determined by Council to be \$[INSERT] and the amount of the levy payable to Council is \$[INSERT].

The proposed cost of carrying out the development the subject of this consent will be adjusted before payment of the section 7.12 levy according to positive movements in the Consumer Price Index (All Groups Index) for Sydney (CPI) for the period between the date of this consent and the day on which the section 7.12 levy is paid.

The levy must be paid to Council before [INSERT THE ISSUING OF A CONSTRUCTION CERTIFICATE OR A SUBDIVISION CERTIFICATE OR ANOTHER TIME].

A copy of the Plan and accompanying information is available on Council's website www.shoalhaven.nsw.gov.au.

B.2 Complying development certificate – standard conditions

Section 7.11(1&3) monetary contribution condition:

In accordance with section 7.11(1) and (3) of the *Environmental Planning and Assessment Act 1979* and *Shoalhaven Contributions Plan 2026* (the Plan), a monetary contribution of \$[INSERT FIGURE] must be made to Council.

The monetary contribution is required towards the cost to Council of the provision, extension or augmentation by Council of the public amenities and public services specified in the Works Schedules in Appendix E of the Plan, and/or the recoupment by Council of the costs incurred by Council of the provision, extension or augmentation by Council of the following public amenities and public services specified in the Works Schedules in Appendix E:

Access, Servicing and Public Domain: [INSERT \$]
 Open Space and Recreation: [INSERT \$]
 Community and Cultural: [INSERT \$]
 Administration: [INSERT \$]

The amount of the monetary contribution payable to Council will be adjusted in accordance with the Plan before payment according to positive movements in the Consumer Price Index (All Groups Index) for Sydney (CPI) for the period between the date this complying development certificate is issued and the day on which the monetary contribution is made.

The monetary contribution must be made to Council before any work authorised by this complying development certificate commences. Evidence of payment must be provided to the certifier who granted this complying development certificate.

If, before the time the monetary contribution is required to be made, Council has, under section 7.11(5) of the *Environmental Planning and Assessment Act 1979*, entered into a written agreement with the Applicant to accept a material public benefit in part or full satisfaction of the monetary contribution, the amount of the monetary contribution required to be made to Council pursuant to this condition will be the amount, if any, required as a consequence of that agreement.

A copy of the Plan and accompanying information is available on Council's [website www.shoalhaven.nsw.gov.au](http://www.shoalhaven.nsw.gov.au).

Section 7.12 Levy Condition

In accordance with section 7.12 of the *Environmental Planning and Assessment Act 1979* and *Shoalhaven Contributions Plan 2026* (the Plan), the Applicant is required to pay to Council a levy of [INSERT PERCENTAGE] of the proposed cost carrying out the development for which this complying development certificate is issued as determined in accordance with section 208 of the *Environmental Planning and Assessment Regulation 2021* and the Plan.

The levy is required towards the cost of the provision, extension or augmentation by Council of one or more of the public amenities and public services specified in the Works Schedules in Appendices E and F of the Plan.

At the date of the issuing of this complying development certificate, the proposed cost of carrying out the development the subject of this consent is determined by Council to be \$[INSERT] and the amount of the levy payable to Council is \$[INSERT].

The proposed cost of carrying out the development the subject of this complying development certificate will be adjusted before payment of the section 7.12 levy according to positive movements in the Consumer Price Index (All Groups Index) for Sydney (CPI) for the period between the date of this consent and the day on which the section 7.12 levy is paid

The levy must be paid to Council before any work authorised by this complying development certificate commences. Evidence of payment must be provided to the certifier who issued this complying development certificate.

A copy of the Plan and accompanying information is available on Council's website www.shoalhaven.nsw.gov.au.

Appendix C: Anticipated development and Contributions Strategy

This appendix outlines the development that is anticipated to occur across the Shoalhaven LGA over the Plan horizon period and the resulting demand for additional public amenities and public services to meet the expected development.

C.1 Background

The Shoalhaven LGA covers 4,531 square kilometres of urban and natural environments, including 50 towns and villages. The LGA is surrounded by Kiama LGA to the north, Goulburn-Mulwaree LGA to the west and Eurobodalla LGA to the south and is located at the southern extent of the Illawarra-Shoalhaven Region.

Shoalhaven is the largest coastal area close to the growing Sydney Metropolitan Region. Shoalhaven has road and rail connections to Sydney and Wollongong and is also connected to Canberra by road. This central geographic location and the improving access to these key centres means the City will continue to be a focus for growth into the future.

Shoalhaven’s urban areas include the regional centre of Nowra-Bomaderry, and major urban areas of Milton-Ulladulla, Huskisson-Vincentia, Bay and Basin, Culburra Beach, and Sussex Inlet. The historic towns of Berry and Kangaroo Valley are located inland, and Shoalhaven’s smaller towns, villages and settlements are spread along the coast.

Shoalhaven’s diverse economy is driven by the Defence and Manufacturing, Health and Social Services sectors. Tourism and Retail sectors also play important roles, with Shoalhaven the most visited location in New South Wales outside of Sydney. The Nowra and Ulladulla CBDs are the Shoalhaven’s largest commercial centres.

C.2 Population and Dwelling Growth

This section outlines the future population and dwelling related growth between 2026 to 2046 for the LGA and each planning area. Growth information on each of the Benefiting Areas is also provided.

The forecast growth in residents between 2026 and 2046 is shown in **Table 6**⁵. The highest level of growth (person count) is anticipated in Planning Area 1, which is consistent with the growth expectations associated with the Nowra-Bomaderry growth areas, followed by the Milton-Ulladulla and Bay and Basin areas.

⁵ Population and household forecasts, 2021 to 2046, National Forecasting Program, .id (informed decisions), December 2025

Table 6: Forecast residential growth 2026–2046

Planning Area	2026	2031	2036	2041	2046	Growth 2026–2046	
						Count	% of 2046
1	54,429	58,041	61,618	65,127	68,536	+14,107	21%
2	7,358	7,539	7,722	7,903	8,083	+725	9%
3	24,183	25,193	26,199	27,190	28,165	+3,982	14%
4	5,050	5,419	5,785	6,142	6,493	+1,443	22%
5	24,421	25,510	26,592	27,652	28,694	+4,273	15%
City	115,441	121,702	127,916	134,014	139,971	+24,530	18%

The forecast change in household size and dwelling occupancy rates is shown in **Table 7**⁶. With the average household size remaining generally consistent to 2046, it can be concluded that the anticipated residential growth will generally be accommodated through the delivery of new housing (development) rather than an increase in dwelling occupants.

This suggests that levying contributions at a dwelling/lot level is more consistent with the growth forecast for the LGA, rather than a per person or per bedroom methodology. This is the basis of the apportionment assumptions for the citywide and planning area catchments.

Table 7: Household size and dwelling occupancy 2026–2046

Area	Households & dwellings	2026	2031	2036	2041	2046	Growth 2026–2046 Count	% of 2046
1	Households	21,595	23,034	24,519	25,986	27,456	+5,861	21%
	Average Household Size	2.76	2.75	2.73	2.71	2.69	-0.07	-2%
	Dwellings	23,891	25,477	27,097	28,698	30,307	+6,416	21%
2	Households	3,348	3,446	3,549	3,651	3,754	+406	11%
	Average Household Size	2.92	2.93	2.93	2.93	2.93	+0.01	0%
	Dwellings	5,868	6,056	6,256	6,453	6,652	+784	12%
3	Households	10,319	10,794	11,282	11,765	12,250	+1,931	16%
	Average Household Size	2.45	2.44	2.43	2.43	2.42	-0.03	-1%
	Dwellings	13,767	14,437	15,126	15,809	16,496	+2,729	17%
4	Households	2,469	2,656	2,848	3,036	3,226	+757	23%
	Average Household Size	2.32	2.29	2.26	2.24	2.22	-0.10	-5%
	Dwellings	3,740	4,029	4,327	4,620	4,916	+1,176	24%
5	Households	10,657	11,173	11,702	12,224	12,748	+2,091	16%
	Average Household Size	2.48	2.46	2.44	2.43	2.41	-0.07	-3%
	Dwellings	14,825	15,538	16,271	16,994	17,721	+2,896	16%
City	Households	50,144	52,883	54,021	56,776	59,531	+9,387	16%
	Average Household Size	2.25	2.24	2.30	2.29	2.28	+0.03	1%
	Dwellings	62,093	65,540	69,076	72,579	76,092	+13,999	18%

⁶ Population and household forecasts, 2021 to 2046, National Forecasting Program, .id (informed decisions), December 2025.



The anticipated future dwelling growth for each Individual Benefiting Area is shown in **Table 8**.

Table 8: Individual Benefiting Area Future Dwelling Growth

Benefiting Area	Anticipated New Dwellings
Moss Vale Road South URA	850
Mundamia URA	610
West Nowra	293
Huskisson	1565
Badgee (Sussex Inlet)	200
Milton	250
Kings Point	200

C.3 Planning and Infrastructure Needs Framework

Shoalhaven's current growth and associated infrastructure needs have been informed by a range of current and emerging plans, strategies and policies prepared by both the NSW Government and Council, including:

- The Illawarra Shoalhaven Regional Plan 2041 (NSW Government).
- Nowra City Centre Strategic Roadmap (NSW Government).
- The Shoalhaven Local Strategic Planning Statement (LSPS).
- A suite of growth management documents:
 - Nowra-Bomaderry Structure Plan.
 - Jervis Bay Settlement Strategy.
 - Sussex Inlet Settlement Strategy.
 - Milton-Ulladulla Structure Plan.
 - Shoalhaven Growth Management Strategy.
- Shoalhaven Community Strategic Plan.
- The Shoalhaven Affordable Housing Strategy 2024.
- Shoalhaven Local Environmental Plan 2014 and Shoalhaven Local Environmental Plan (Jerberra Estate) 2014.
- Shoalhaven Development Control Plan 2014.
- Shoalhaven Community Infrastructure Community Plan 2017 and the contemporary review currently underway.
- Active Transport Strategy (NSW Government).
- Shoalhaven Active Transport Strategy.
- Summary report of Benchmarking Shade in NSW Playgrounds (NSW Government).
- Shoalhaven Disability Inclusion Action Plan.
- Nowra CBD Revitalisation Masterplan.
- Nowra Riverfront Precinct Masterplan.
- Regional Sports and Community Precinct Master Planning Study 2017 (Shoalhaven Community and Recreational Precinct (SCaRP)).
- Shoalhaven Coastal Management Program (CMP):
 - Shoalhaven Open Coast and Jervis Bay CMP.
 - Lower Shoalhaven River CMP.
 - Sussex Inlet, St Georges Basin, Swan Lake and Berrara Creek CMP.
 - Lake Conjola CMP.
- Moss Vale Road South Integrated Water Cycle Assessment (SEEC, 2018).

A Plan review may be required if amendments to any of these plans, strategies and policies are made overtime, or new plans prepared.

C.4 Infrastructure Needs

Within the section 7.11 contribution framework, it is essential that there is a relationship (nexus) between the anticipated development in the LGA and the demand for additional infrastructure that will be addressed through this Plan. This Plan is based on the premise that the future development is likely to utilise the full range of infrastructure types provided for in this Plan.

This Section establishes the nexus between future development and projects on the Section 7.11 Works Schedule (Appendix E). It also determines the infrastructure costs that future development should reasonably contribute towards (apportionment). This is important as new development should only contribute to the cost of new or upgraded local infrastructure in proportion to the demand it creates for such infrastructure. It should not pay for the proportion of the demand arising from non-development related sources, such as from the existing development.

Section C.2 above establishes the future dwelling growth anticipated for the City and each planning area. This has informed the basic citywide or planning area apportionment to development. Other apportionment scenarios also apply and are outlined in the following subsections. Refer to the apportionment between new development and existing development in Schedule E, for each of the matters discussed below.

Nexus and apportionment do not need to be established for items on the Section 7.12 Levy Works Schedule (Appendix F).

For each section 7.11 infrastructure item in this Plan, the contribution rate has been determined by dividing the reasonable, apportioned cost of each item by the demand created by future development, as per the following formula.

Contribution rate per dwelling/lot =

Total apportioned development cost of infrastructure item in the
Section 7.11 Works Schedule

Number of future dwellings in the catchment

The section 7.11 infrastructure required by future development has been summarised into three core infrastructure categories and related subcategories (Table 9).

Table 9: Infrastructure categories and subcategories

Core Infrastructure Categories	Infrastructure Subcategories
Access, Servicing and Public Domain	Active transport Drainage Roads and Bridges Public domain upgrades
Open Space and Recreation	Parks and open space Sports facilities Aquatic facilities Coastal management
Community and Cultural	Event Space Libraries Community Centres and Buildings

The demand (nexus) for each of the infrastructure categories and applied apportionment is discussed in the following subsections.

C4.1 Access, Servicing and Public Domain

This Plan provides for a range of access, servicing and public domain works that are required to support development growth. Works include drainage, roads, pathways, crossings, bridges, roundabouts and town centre upgrades. The new anticipated development will use this infrastructure and will contribute to the demand for its delivery.



Access, Servicing and Public Domain – Nexus and Apportionment

Active Transport

Active transport plays a critical role in reducing vehicle trip and associated costs, reducing emissions, increasing sustainable transport opportunities, improving accessibility to and between communities and generally increasing the health and wellbeing of a community.

Future development creates a demand for safer and more sustainable transport options, supporting opportunities like walking, running and bike riding for the community.

The Shoalhaven Active Transport Strategy (the Strategy) identifies new paths, pedestrian crossings and cycleway infrastructure across the LGA and helps prioritise the delivery of this infrastructure into the future. The Strategy builds on the NSW Government's Active Transport Strategy (2022) which seeks to double active transport trips in 20 years to achieve a vision for safe, healthy, sustainable, accessible and integrated journeys in NSW.

There is already a significant active transport network in place across the LGA, including footpaths, shared user paths (SUPs), cycleways and formal road crossings. However, the length of the path network across the LGA is currently just 275km, which represents only 15% of the total length of the road network that Council manages. Future development creates a demand for the extension of these path networks and addressing missing links; providing more crossing facilities and other active transport related infrastructure (bicycle parking, security, shelter, rest points, water points); and improving connectivity and accessibility.

There are over 900 active transport projects in the Strategy, however the Strategy identifies a fewer number of high priority projects (the top 10% of each category), which are summarised in **Table 10**.



Table 10: Summary of Active Transport Projects

High Priority Project Type	Number	Example of Key Project Locations
Path Delivery	75	Princes Highway Corridor (Nowra-Bomaderry, South Nowra, Milton and Ulladulla); addressing accessibility at Kings Point, Tabourie, Conjola, Nowra and surrounds, Culburra Beach, Callala Beach, Callala Bay, and Cunjurong Point; and undertaking network improvements in Nowra, Bomaderry, Berry, Sanctuary Point, Cambewarra, Huskisson, Shoalhaven Heads, Greenwell Point, Milton, Mollymook, Sussex Inlet and Vincentia.
Crossing Delivery	22	Huskisson Town Centre, Princes Highway (Ulladulla and Milton), Nowra Town Centre, Bomaderry, Berry, Callala Bay, Kangaroo Valley, Mollymook and Burrill Lake.
Shared User Pathway Bridges Delivery	3	Millards Creek, Ulladulla; Moss Vale Road, Kangaroo Valley and Hillcrest Avenue, South Nowra.

The Plan provides for 100 active transport subprojects.

It is considered reasonable to focus on the delivery of these high priority projects, rather than all the projects in the Strategy. This refined focus will result in a more realistic and timely delivery of this infrastructure over the Plan horizon. The Strategy shows the current anticipated delivery priorities for the high priority active transport network infrastructure projects into the future.

Due to the LGA-wide distribution of active transport network improvements, it is reasonable that the catchment is the entire LGA. Existing and future development will both benefit from the delivery of the high priority infrastructure, and as such, it is reasonable for the future development to contribute towards these works as well as the existing development.

Council has determined, based on future development and existing development, that it would be reasonable for the future citywide development to contribute 18% towards these works.





Drainage

The Plan includes one infrastructure item in this sub-category: Moss Vale Road South URA Drainage.

The project includes the acquisition of land and a range of drainage solutions which are considered essential to the delivery of the URA. Originally informed by the Moss Vale Road South Integrated Water Cycle Assessment (SEEC, 2018) and Shoalhaven Development Control Plan 2014, the delivery approach has been modified as subdivision applications have been assessed over time.

This infrastructure wholly required to support the new development in the URA, and as such, it is reasonable that the Moss Vale Road South URA benefiting area is wholly (100%) responsible for funding this infrastructure.





Roads & Bridges - New

The Plan includes five infrastructure items in this sub-category: Moss Vale Road South URA Roads, Nowra Riverfront Precinct Access Road, Mundamia URA Roads, Crowea Road and Myrtle Forest Road & Princes Highway.

The Moss Vale Road South URA and Mundamia URA road projects are considered essential to the delivery of the respective URAs. The infrastructure to be provided includes a range of new roads, roundabouts and shared user pathways. Land acquisition will be required to facilitate the project outcomes.

The Myrtle Forest Road & Princes Highway project meets the access needs of the new Corks Lane release area (the Milton Benefiting Area). The infrastructure to be provided includes a new road connection to the Princess Highway and an intersection upgrade at that location. Land acquisition will be required to facilitate this outcome.

The above new infrastructure is wholly required to service the new development in these discrete areas. Costs should be wholly (100%) covered by the new development within the respective individual benefiting areas.

Crowea Road is required to enhance the permeability of the St Georges Basin town centre, provide servicing access and to unlock the mixed-use development land to the east of the centre. The land required for the new road will be acquired. The new road is required as a result of expected development in St Georges Basin and Planning Area 3. As such, costs should be wholly (100%) covered by the new development within Planning Area 3.

The new Nowra Riverfront Precinct Access Road will provide improved, efficient and safe access to the Nowra Aquatic Centre and Nowra Riverfront and manage increased traffic volumes associated with new development. The Nowra Riverfront Precinct is supported by the Illawarra Shoalhaven Regional Plan, Shoalhaven Local Strategic Planning Statement and the Nowra Riverfront Precinct Masterplan.

The works within this regionally significant precinct meet the traffic demands of both the existing and future development across the City. Council has determined, based on future development and existing development, that it would be reasonable for the future development to contribute 18% towards these works.



Roads & Bridges - Upgrades

The Plan includes four infrastructure items in this sub-category: Albatross/ Yalwal Road, Currarong Road, Sydney and Bowen Streets and Lake Conjola Entrance Road.

Currarong Road and Lake Conjola Entrance Road upgrade works meet the traffic demands of both the existing and future development. Council has determined, based on future development and existing development, that it would be reasonable for the future development, in Planning Area 2 and 5 to contribute 12% and 16% respectively towards these recoupment works. The upgrades have been delivered (projects now in recoupment) in anticipation of meeting the road access needs of the future development that will directly benefit from the provision of this infrastructure.

To support the anticipated development in the Mundamia URA, an upgraded intersection at George Evans & Yalwal Road, and a shared user pathway along George Evans Road is required. The infrastructure is wholly required to service the new development in the Mundamia URA, and as such, Council has determined that costs should be wholly (100%) covered by the new development in the individual benefiting area.

To further support the anticipated development in the Mundamia and West Nowra areas, the Albatross and Yalwal Road intersection will need to be upgraded. Land acquisition will be required to facilitate this outcome. The traffic demands of both the existing and future development have been considered within the Mundamia and West Nowra benefiting areas for the respective infrastructure projects. It is considered that future development within these benefiting areas will generate 50% of the demand for the infrastructure, the remaining to be covered by the existing development.

Upgrades to Sydney and Bowen Streets will also be required to support new development in the Huskisson area. Council has determined, based on future development and existing development, that it would be reasonable for the future development to contribute 58% towards these works, the remaining to be covered by the existing development.

The Kings Point Drive project meets the future access needs of the Kings Point Benefiting Area. The upgrades have been delivered (projects now in recoupment) in anticipation of meeting the road access needs of the future development that will directly benefit from the provision of this infrastructure. The infrastructure is wholly required to service the new development in this discrete area, and as such, Council has determined that costs should be wholly (100%) covered by the new development in the individual benefiting area.

The Plan includes one bridge item: River Road (Badgee Creek) in Sussex Inlet. The bridge was constructed in 2002 in anticipation of meeting the road access needs of the future development in the Badgee (Sussex Inlet) Benefiting Area. Future development will directly benefit from the provision of this infrastructure. Costs should be shared between the existing and future development in the Benefiting Area. Council has determined, based on future development and existing development, that it would be reasonable for the future development in the Badgee (Sussex Inlet) Benefiting Area to contribute 36% towards these works



Public Domain Upgrades

New development results in an increase in the demand on the public domain, especially in key centres. As such, a range of public domain upgrade works are required to support Shoalhaven's development growth. The Plan includes two infrastructure items in this sub-category: Berry Street (Nowra CBD) and Burton Street Mall, Vincentia.

The Illawarra-Shoalhaven Regional Plan identifies the Nowra City Centre as the key commercial centre in the Shoalhaven LGA. With a proximity to the Nowra-Bomaderry growth areas, "New residents living in these areas will use the regional cities [Nowra] for work, health and education services, and recreational pursuits"⁷, however as a regionally significant centre, the Nowra City Centre is also the primary commercial hub for the broader Shoalhaven LGA, drawing patronage from the entire Shoalhaven catchment. The Nowra City Centre Strategic Roadmap⁸ identifies physical place-based elements and revitalisation of the public domain as critical to meeting the needs of future development.

The Shoalhaven Local Strategic Planning Statement further reinforces the role and function of the centre, highlighting a need for revitalisation of the City Centre to become more inclusive, connected, functional, vibrant and active place.

The Nowra CBD Revitalisation Masterplan identifies a range of public domain upgrades along Berry Street that will service the needs of the growing Shoalhaven community, including amenity, street furniture and signage improvements as well as footpath, road/blister and kerb/gutter upgrades. This upgrade work is now complete (recoupment project) and was delivered in anticipation of meeting the needs of the catchment. It is considered that the future development will benefit from the upgraded facilities as much as the pre-existing development. Council has determined, based on future development and existing development, that it would be reasonable for the future development to contribute 18% towards these works.

The Shoalhaven Local Strategic Planning Statement outlines the priority of strengthening commercial centres across the LGA through upgrade and revitalisation work. The LSPS specifically identifies the Burton Street, Vincentia Village Shopping Mall Precinct as a priority place making and revitalisation project. This upgrade work is now complete (recoupment project), and was delivered in anticipation of meeting the needs of the catchment. Work includes shade structures, improved parking, amenity upgrade, landscaping, street furniture and play spaces in anticipation of and to facilitate future development. Future development will directly benefit from the provision of this infrastructure. Council has determined, based on future development and existing development, that it would be reasonable for the future development in Planning Area 3 to contribute 17% towards these works.

[7 Illawarra Shoalhaven Regional Plan 2041](#)

[8 Nowra City Centre Strategic Roadmap](#)



C4.2 Open Space and Recreation

Recreation facilities are critical to meet the leisure needs of any community, providing opportunities for a range of activities including casual physical (e.g., walking, cycling), informal sport, play and gathering. The new anticipated development will use open space and recreation facilities and therefore will contribute to the demand for its use.

The primary strategy relating to open space and recreation is the Shoalhaven Community Infrastructure Strategic Plan, which outlines the open space and recreation infrastructure required to support Shoalhaven's development growth and the strategy basis for its delivery. This Plan provides for a range of recreation projects that are required to support new development.

With the exception of new greenfield release areas, the Plan focuses on maintaining the current rate of provision (existing facilities), which means a focus on upgrading these existing facilities (quality) to meet the needs of the new development, rather than increasing the quantity of recreation space.

Open Space and Recreation – Nexus and Apportionment

Open Space and Parks – New Park Embellishment

The Plan includes three infrastructure items in this sub-category: Nowra Riverfront Precinct Open Space, Moss Vale Road South Urban Release Area Open Space and Mundamia Urban Release Area Open Space.

Two of these projects are located within a greenfield release area setting (Moss Vale Road South URA and Mundamia URA) and the recreation needs for each have been identified and planned for as part of the related strategic planning proposes. These district parks are wholly required due to the new development in each of the individual benefiting areas, and as such, it is reasonable that the respective benefiting areas are wholly (100%) responsible for funding this infrastructure. Land acquisition will assist in facilitating the Moss Vale Road South URA project outcomes.

The Nowra Riverfront Precinct Open Space project will become a regionally significant recreational space that will enable a connection with the Shoalhaven River and create a more accessible community precinct. The project optimises the value of an existing underused and underperforming asset rather than additional provision.

The Nowra Riverfront Precinct and the need for the activation of this space is supported by the Illawarra Shoalhaven Regional Plan, Shoalhaven Local Strategic Planning Statement and the Nowra Riverfront Precinct Masterplan. Future development creates a demand for this infrastructure. The open space will be utilised by the future development across the LGA due to the regional significance of the precinct, as well as the existing development. Council has determined, based on future development and existing development, that it would be reasonable for the future citywide development to contribute 18% towards these works.

Open Space and Parks – Existing Park Masterplanning and Embellishment

The Plan includes one infrastructure item in this sub-category: Ratcliffe Park.

A gap analysis by population ratio and proximity analysis has identified that there is a need for a district recreation park in the east Nowra area. Ratcliffe Park meets benchmarking for size and proximity to dwellings and will meet the additional service demands resulting from development.

In accordance with the park classification/hierarchy in the Community Infrastructure Strategic Plan, a district park draws from a catchment area of several suburbs or a whole town, where a regional park draws from a significantly larger catchment. As such, it is reasonable that a contribution is collected from the entire LGA future development for regional parks and the relevant planning areas for district parks. Ratcliffe Park is a district park.

It is considered that the future development will benefit from the new facilities as much as pre-existing development. Council has determined, based on future development and existing development, that it would be reasonable for Planning Area 1 future development to contribute 21% towards the Ratcliffe Park works.

Open Space and Parks - Playground Shade Upgrades

The benefits of shade in a recreational setting are well known. The Cancer Institute of NSW has recently published an evidence-base recommending "a combination of built and tree shade in every playground, covering at least 70% of the play equipment and nearby seating, including 45% of tree shade, to reduce children and caregivers' overexposure to UV radiation"⁹.

The Recreation Space Shade Program project seeks to deliver a sequential roll out of shade cover over existing play spaces that do not have adequate existing coverage. It has been determined that approximately 32% of public play spaces across the LGA have adequate shade coverage. The nature of the Shade Program allows the delivery of shade on a priority basis throughout the LGA over time as contributions are collected.

Within this sub-category, the Plan provides for 89 shade upgrade projects.

Due to the Citywide coverage of deficient play spaces, it is reasonable that the catchment is the entire LGA. Pre-existing and future development will both benefit from the shade coverage, and as such, it is reasonable for the future development to contribute towards these works. Council has determined, based on future development and existing development, that it would be reasonable for the future citywide development to contribute 18% towards these works.

⁹ Cancer Institute NSW, [Summary report of Benchmarking Shade in NSW Playgrounds, November 2022.](#)

Sports Facilities

Sports facilities are important community assets that are highly valued in the Shoalhaven, facilitating a range of active recreation and team sports including AFL, basketball, cricket, netball, rugby league, rugby union, touch football, Oztag, Little Athletics, soccer, tennis, croquet.

The Plan includes four infrastructure items in this sub-category: Boongaree Regional Destination Park, Shoalhaven Indoor Sports Centre, Lyrebird Sports Park and Park Road Netball Courts.

The new Boongaree Regional Destination Park is a regionally significant recreational space that receives high visitation rates from across the LGA. The Park is partially complete, with the following already delivered: playground, parking spaces, public amenities, a learn-to-ride track, pump track, illuminated skate park, netball courts and cricket nets. The project in the works schedule facilitates the future delivery of upgrades to the senior sports fields. Future development creates a demand for these facilities and will directly benefit from the provision.

The Shoalhaven Community and Recreational Precinct (SCaRP) is a regionally significant sporting facility that attract users from across the LGA to partake in a range of active recreation pursuits. The precinct masterplan (Regional Sports and Community Precinct Master Planning Study 2017) provides the strategic basis for the SCaRP elements. The early stages of SCaRP have been delivered, including the Shoalhaven Indoor Sports Centre and land acquisition within the northern SCaRP precinct, both of which are in recoupment. The Shoalhaven Indoor Sports Centre was constructed in 2019 and northern SCaRP land acquired in 2017 in anticipation of meeting the recreation needs of the future development across the City. Future development will directly benefit from the provision of the Shoalhaven Indoor Sports Centre and the future northern SCaRP precinct.

Lyrebird Sports Park is utilised by a range of sporting codes, including soccer, rugby league and touch football. The facility has a high usage, and upgrades are recommended in the Shoalhaven Community Infrastructure Plan to meet the ongoing usage needs of the existing and future development, rather than developing new infrastructure facilities. The field is used by local clubs as their home field; however, some codes also travel around the LGA for away games. As such, the catchment for the usage is Citywide, being much broader than the Planning Area of origin. The Park Road Netball Court facility is a regionally significant and extensive netball complex at South Nowra. The upgrade works included the replacement and resurfacing of existing courts, accessible car parking and lighting, fencing, seating and pathway upgrades. The upgraded facilities will be utilised by the future development across the LGA, as well as the existing.

For all sports facilities included in this Plan, it is considered that the future development will benefit from the new facilities as much as the pre-existing development. It would therefore be reasonable for the future development across the LGA to contribute towards these works as well as the existing development. Council has determined, based on future development and existing development, that it would be reasonable for the future citywide development to contribute 18% towards these works.



Aquatic Facilities

Aquatic facilities are important community assets that are highly valued in the Shoalhaven. The Plan includes two infrastructure items in this sub-category:

- Regional facilities: Nowra Aquatic Centre.
- District facility: Sussex Inlet Aquatics Centre.

These infrastructure items require upgrades in accordance with the Community Infrastructure Strategic Plan. The Nowra Aquatic Centre and Sussex Inlet Aquatics Centre upgrade works are complete, and these projects are now in recoupment (collecting to cover funds expended).

District facilities draw from a catchment area of several suburbs or a whole town, where a regional facility draws from a significantly larger catchment (citywide). As such, it is reasonable that a contribution is collected from the entire LGA future development for regional facilities and the relevant planning areas for district facilities.

It is considered that the future development will benefit from the upgraded facilities as much as the pre-existing development, except for the Nowra Aquatic Centre upgrade which was wholly required to service the future development. Council has determined, based on future development and existing development, that it would be reasonable for the:

- Citywide future development to contribute: 100% towards the Nowra Aquatic Centre works.
- Planning Area 4 future development to contribute 24% towards the Sussex Inlet Aquatics Centre works.



Coastal Management

Shoalhaven’s coastal area provides a range of social, cultural, environmental, and economic benefits, including many recreational opportunities that are heavily utilised by the community. Shoalhaven’s coastal area is facing increasing pressure from new development. Shoalhaven’s Coastal Management Program (CMP) establishes a range of high and medium priority infrastructure related actions that have been created, which are summarised below in **Table 11**. These works are identified in the following CMPs:

- Lower Shoalhaven River CMP.
- Shoalhaven Open Coast and Jervis Bay CMP.
- Lake Conjola CMP.
- Sussex Inlet, St Georges Basin, Swan Lake and Berrara Creek CMP

Table 11: Summary of Coastal Management Projects

Project Type	Number	Example of Key Project Locations
Sea wall / revetment	2	Huskisson, Mollymook
Stormwater and Drainage Modification & Upgrades	14	Shoalhaven Heads, Bomaderry, Culburra Beach, Vincentia, Bendalong, Manyana, Narrawallee, Mollymook Beach, Ulladulla, Bawley Point
Boating Infrastructure & Amenities	6	Shoalhaven Heads, Greenwell Point, Orient Point, Upper Shoalhaven River, Sussex Inlet, Cunjurong Point

Within this sub-category, the Plan provides for 22 projects that meet the demand resulting from new development.

The coastal infrastructure works provide for the ongoing and safe use of the Shoalhaven’s coastal areas through the provision of:

- A sea wall to protect the sea pool at Huskisson.
- The South Mollymook Coastal Protection works, including an extension to the existing length of revetment, construction of a concrete sea wall and ramp to improve beach access, and extension of the existing boat ramp.
- Drainage measures to manage stormwater runoff, including water sensitive urban design measures designed to reduce gross pollutant loads from development resulting impacts entering receiving recreational waterways.
- Upgrades to existing boating infrastructure (e.g., all ability access, watercraft storage (dinghy/kayak racks, tie-up points), ramps, wash-down facilities, parking, fishing platforms).

Future development creates a demand for this infrastructure.

Due to the LGA-wide distribution of the CMP works, and the likelihood that residents will both utilise and travel across the LGA for coastal recreation opportunities, it is reasonable that the catchment is the entire LGA. The pre-existing community and future development will both benefit from the delivery of this infrastructure, and as such, it is reasonable for the future development to contribute towards these works as well as the existing development. Council has determined, based on future development and existing development, that it would be reasonable for the Citywide future development to contribute 18% towards these works.

C4.3 Community and Cultural

The new anticipated population resulting from new development will use a range of community and cultural facilities. This Plan provides for a range of community-based projects that are required to support the development growth.

The community facility works in the Works Schedule at Appendix E is supported by the Shoalhaven Community Infrastructure Strategic Plan. The CISP outlines the infrastructure required to support Shoalhaven's development growth and the strategy basis for its delivery.

Community and Cultural - Nexus and Apportionment

Event Space

The Plan provides for one infrastructure item in this subcategory: the Shoalhaven Entertainment Centre. The Shoalhaven Entertainment Centre is a highly utilised multi-purpose cultural, performance and convention centre that services the entire Shoalhaven community, meeting an identified need in the Community Infrastructure Strategic Plan. The works are complete and the project is in recoupment. Land was acquired to facilitate the delivery of this project.

The Shoalhaven Entertainment Centre was constructed in 2008 in anticipation of meeting the needs of the future development across the City.

Future development will directly benefit from the provision of this infrastructure, as much as the pre-existing development, and as such, it would be reasonable for both the existing and future development to contribute towards these works. Council has determined, based on future development and existing development, that it would be reasonable for the Citywide future development to contribute 18% towards these works.



Libraries

The Plan provides for one infrastructure item in this subcategory: the new Planning Area 3 library.

The Community Infrastructure Strategic Plan identifies an ongoing demand for a library in the Bay and Basin area, and the opportunity to rationalise existing library assets. The current Sanctuary Point Library is a candidate for rationalisation as it was intended to be a temporary library location, is undersized and underservices the existing development.

A new library in Sanctuary Point is anticipated to meet the current needs of the pre-existing development of both Planning Area 3 and Planning Area 4, whilst also accommodating the needs of the future development within these two planning areas. It would therefore be reasonable for both the existing development and future development in Planning Area 3 and Planning Area 4 to contribute towards this facility. Council has determined, based on future development and existing development, that it would be reasonable for the future development in Planning Area 3 and Planning Area 4 to contribute 18% towards these works.



Community Centres and Buildings

The Plan provides for two infrastructure items in this subcategory: the Mundamia Urban Release Area Community Centre and the Community Buildings Accessibility Program.

Current benchmarking identifies that additional community space is required to meet the needs of the new Mundamia URA, to ensure the area will not be underserved as a result of the development growth. The facility is wholly required due to the new development, and as such, it is reasonable that the Mundamia benefiting area is wholly responsible for funding this infrastructure. Council has determined that costs should be wholly (100%) covered by the new development within the Mundamia URA individual benefiting areas. The neighbourhood safer place component of the community centre is not included in the scope of this section 7.11 project as it will be delivered as a condition of development consent by a developer in the Mundamia URA.

The Shoalhaven Disability Inclusion Action Plan 2022-2026 recognises that improvements will need to be made to certain community buildings to improve access and inclusivity. The Community Buildings Accessibility Program includes the following upgrade works:

- Shoalhaven City Council Bomaderry Depot accessible improvements (recoupment).
- Shoalhaven City Council Nowra Administration Building accessible parking.
- Orient Point Pre-School accessible improvements and parking (recoupment).
- Callala Bay Boat Ramp Public Amenity accessible improvements.
- State Emergency Services Building, Ulladulla accessible parking.
- Dolphin Point Public Amenity accessible improvements.

The expected development over the Plan horizon will result in the additional usage of these facilities and/or an increase in service provision that is supported by these facilities. Due to the Citywide coverage and nature of the accessibility works, it is reasonable that the catchment is the entire LGA.

Both the pre-existing and future development will benefit from the accessibility improvements, and as such, it is reasonable for both the existing and future development population to contribute towards these works. Council has determined, based on future development and existing development, that it would be reasonable for the Citywide future development to contribute 18% towards these works.





Appendix D: Plan Administration

This Plan is required to facilitate the delivery of infrastructure to support future development. In turn, to support the development, administration, management and ongoing review of this Plan, it is reasonable that future development contributes to the associated Plan administration costs.

The reasonable section 7.11 Plan administration costs to 2046 is estimated to be \$11,261,005.86, providing for:

- Plan management, including employee wages, training, legal advice, software management systems and consultant costs.
- Monitoring and programming works identified in the works schedules.
- Plan reviews.
- Background studies to inform infrastructure needs.
- Concept designs and cost estimates.
- Consumables.

The administration contribution rate has been determined by dividing the reasonable administration costs by the demand created by the future development, as per the following formula.

$$\text{Administration contribution rate per dwelling/lot} = \frac{\text{Reasonable administration costs}}{\text{Total number of future dwellings in Table 7}}$$

The administration contribution per dwelling/lot is \$804.42. This cost is included in the contributions rates in **Table 2**.

It is recognised that the section 7.12 component of this Plan will generally have low administration costs due to its nature. Nonetheless, this Plan authorises the use of section 7.12 levy funds towards reasonable administration costs, as required.

Appendix E: Section 7.11 Works Schedule and Works Location Maps

This appendix details the section 7.11 Works Schedule for this Plan and the location of the works.

E.1 Section 7.11 Works Schedule



El.1 Section 7.11 Access, Servicing and Public Domain Works Schedule

Item No.	Item Description	Item Description 2	Location	Catchment	Works Capital Cost [A]	Land Cost [B]	Estimated or Actual Grant [C]	Total Estimated or Actual Cost [A+B-C] ¹⁰	Apportionment of Total to Development	Rate per lot/ dwelling	Status ¹¹	Priority ¹²
Active Transport												
ATP1	Active transport network program	Various new and upgraded active transport improvements	Various	Citywide	\$32,133,678.62	-	-	\$32,133,678.62	18%	\$413.18	In progress	D
Drainage												
DRA1	Moss Vale Road South Urban Release Area Drainage	New drainage infrastructure	Badagarang	Moss Vale Road South URA	\$3,845,487.50	\$921,117.29	-	\$4,766,604.79	100%	\$5,607.77	In progress	A
Roads and Bridges												
RDS1	Nowra Riverfront Precinct Access Road	New road	Nowra	Citywide	\$5,340,060.00	-	-	\$5,340,060.00	18%	\$68.66	Outstanding	C
RDS2	Currarong Road	Existing road upgrade	Beecroft Peninsula	Planning Area 2	\$5,542,982.28	-	\$3,600,000	\$1,942,982.28	12%	\$297.40	Complete	2023
RDS3	Crowea Road	Existing road upgrade	St Georges Basin	Planning Area 3	\$1,786,168.58	\$2,167,288.47	-	\$3,953,457.05	100%	\$1,948.48	In progress	B
RDS4	Lake Conjola Entrance Road	Existing road upgrade	Lake Conjola	Planning Area 5	\$3,720,957.19	-	\$2,114,703.72	\$1,606,253.47	16%	\$88.74	Complete	2025
RDS5	Moss Vale Road South Urban Release Area Roads	New roads, shared user pathway and roundabouts	Badagarang	Moss Vale Road South URA	\$7,985,285.71	\$477,973.78	-	\$8,463,259.49	100%	\$9,956.78	In progress	A
RDS6	Mundamia Urban Release Area Roads	New roads, shared user pathway and roundabouts	Mundamia	Mundamia URA	\$3,314,505.69	-	-	\$3,314,505.69	100%	\$5,433.62	Outstanding	A
RDS7	George Evans & Yalwal Road	Intersection & shared user pathway	Mundamia	Mundamia URA	\$4,781,781.37	-	-	\$4,781,781.37	100%	\$7,838.99	In progress	B
RDS8	Albatross/ Yalwal Road	Intersection upgrade	Nowra and West Nowra	West Nowra & Mundamia URA	\$7,251,801.48	\$7,308.00	-	\$7,259,109.48	50%	\$4,019.44	Outstanding	B
RDS9	Sydney/ Bowen Streets	Existing road upgrade, including roundabout	Huskisson	Huskisson	\$5,567,273.35	-	-	\$5,567,273.35	58%	\$2,063.27	In progress	B

Item No.	Item Description	Item Description 2	Location	Catchment	Works Capital Cost [A]	Land Cost [B]	Estimated or Actual Grant [C]	Total Estimated or Actual Cost [A+B-C] ¹⁰	Apportionment of Total to Development	Rate per lot/dwelling	Status ¹¹	Priority ¹²
RDS10	River Road (Badgee Creek)	Bridge upgrade	Sussex Inlet	Badgee	\$1,854,676.86	-	-	\$1,854,676.86	36%	\$3,338.42	Complete	2002
RDS11	Myrtle Forest Road & Princes Highway	New road and intersection upgrade (roundabout)	Milton	Milton	\$7,753,767.12	\$639,017.26	-	\$8,392,784.38	100%	\$33,571.14	Outstanding	B
RDS12	Kings Point Drive	Existing road upgrade	Kings Point	Kings Point	\$1,052,043.68	-	-	\$1,052,043.68	100%	\$5,260.22	Complete	2022
Public Domain Upgrades												
PDU1	Berry Street	Centre public domain upgrades	Nowra	Citywide	\$1,020,407.19	-	-	\$1,020,407.19	18%	\$13.12	Complete	2020
PDU2	Burton Street Mall	Centre public domain upgrades	Vincentia	Planning Area 3	\$4,877,824.41	-	\$1,700,000.00	\$3,177,824.41	17%	\$197.96	Complete	2023

¹⁰ Total cost to existing (Council) and future development (excludes actual or estimated grant component of project). This represents the entire project, even though some projects may be delivered in stages. Where project is complete, actual costs are provided instead of estimates.

¹¹ Complete = works complete and project in recoupment; In Progress = design or works commenced (project in partial recoupment); Outstanding = works yet to commence.

¹² Priority A (Short term) = 2026 to 2030; Priority B (Medium-term) = 2031 to 2035; Priority C (Long-term) = 2036 to 2046; Priority D (Ongoing) = applied across 2026 to 2046. No priority for completed projects (recoupment) – year of completion noted.

E1.2 Section 7.11 Open Space and Recreation Works Schedule

Item No.	Item Description	Item Description 2	Location	Catchment	Works Capital Cost [A]	Land Cost [B]	Estimated or Actual Grant [C]	Total Estimated or Actual Cost [A+B-C] ¹³	Apportionment of Total to Development	Rate per lot/dwelling	Status ¹⁴	Priority ¹⁵
Parks and Open Space												
OSP1	Recreation Space Shade Program	New playground shade	Various	Citywide	\$2,941,470.00	-	-	\$2,941,470.00	18%	\$37.82	Outstanding	D
OSP2	Nowra Riverfront Precinct Open Space	New open space and embellishment	Nowra	Citywide	\$50,944,172.40	-	\$25,472,086.20	\$25,472,086.20	18%	\$327.52	Outstanding	C
OSP3	Ratcliffe Park	Prepare and Deliver Masterplan	Nowra	Planning Area 1	\$3,654,000.00	-	-	\$3,654,000.00	21%	\$119.60	Outstanding	B
OSP4	Moss Vale Road South Urban Release Area Open Space	New open space and embellishment	Badagarang	Moss Vale Road South URA	\$4,797,748.46	\$7,548,812.54	-	\$12,346,561.00	100%	\$14,525.37	In progress	B
OSP5	Mundamia Urban Release Area Open Space	New open space and embellishment	Mundamia	Mundamia URA	\$2,370,986.64	-	-	\$2,370,986.64	100%	\$3,886.86	Outstanding	A
Sports Facilities												
SPF1	Boongaree Regional Destination Park	Senior sporting fields upgrade	Berry	Citywide	\$10,941,468.12	-	\$5,220,000.00	\$5,721,468.12	18%	\$73.57	Outstanding	B
SPF2	SCaRP South - Shoalhaven Indoor Sports Centre	New sporting facility	Bomaderry	Citywide	\$18,413,955.12	-	\$2,600,000.00	\$15,813,955.12	18%	\$203.34	Complete	2019
SPF3	Lyrebird Sports Park	Amenity Upgrade	Nowra	Citywide	\$3,305,497.14	-	-	\$3,305,497.14	18%	\$42.50	Outstanding	B
SPF4	Park Road Netball Court	Sports ground upgrade	Nowra	Citywide	\$4,753,772.98	-	-	\$4,753,772.98	18%	\$61.12	Complete	2023
SPF5	SCaRP North - Land	Land acquisition for new sporting facility	Bomaderry	Citywide	-	\$2,836,154.79	-	\$2,836,154.79	18%	\$36.47	Complete	2017



Item No.	Item Description	Item Description 2	Location	Catchment	Works Capital Cost [A]	Land Cost [B]	Estimated or Actual Grant [C]	Total Estimated or Actual Cost [A+B-C] ¹³	Apportionment of Total to Development	Rate per lot/ dwelling	Status ¹⁴	Priority ¹⁵
Aquatic Facilities												
AQF1	Nowra Aquatic Centre	Aquatic centre upgrade	Nowra	Citywide	\$3,495,471.90	-	-	\$3,495,471.90	100%	\$249.69	Complete	2015
AQF2	Sussex Inlet Aquatics Centre	New aquatic centre	Sussex Inlet	Planning Area 4	\$5,190,778.20	-	-	\$5,190,778.20	24%	\$1,059.34	Complete	2004
Coastal Management												
CMP1	Coastal Management Program	Various new and upgraded coastal management improvements	Various	Citywide	\$27,826,583.59	-	\$8,004,348.00	\$19,822,235.59	18%	\$254.88	In progress	D

¹³ Total cost to existing development (Council) and future development. This represents the entire project, even though some projects may be delivered in stages. Where project is complete, actual costs are provided instead of estimates.

¹⁴ Complete = works complete and project in recoupment; In Progress = design or works commenced (project in partial recoupment); Outstanding = works yet to commence.

¹⁵ Priority A (Short term) = 2026 to 2030; Priority B (Medium-term) = 2031 to 2035; Priority C (Long-term) = 2036 to 2046; Priority D (Ongoing) = applied across 2026 to 2046. No priority for completed projects (recoupment) – year of completion noted.

E1.3 Section 7.11 Community and Cultural Works Schedule

Item No.	Item Description	Item Description 2	Location	Catchment	Works Capital Cost [A]	Land Cost	Estimated or Actual Grant [C]	Total Estimated or Actual Cost ¹⁶ [A+B-C]	Apportionment to Development	Rate per lot/dwelling	Status ¹⁷	Priority ¹⁸
Event Space												
CCF1	Shoalhaven Entertainment Centre	New multi-purpose cultural, performance and convention centre	Nowra	Citywide	\$38,610,271.08	\$2,480,426.56	\$3,100,000.00	\$37,990,697.64	18%	\$488.49	Complete	2008
Libraries												
CCF2	Sanctuary Point Library	New library	Sanctuary Point	Planning Area 3 & 4	\$15,913,378.80	-	-	\$15,913,378.80	18%	\$733.52	In progress	A
Community Centres and Buildings												
CCF3	Community Buildings Accessibility Program	Accessible improvements to community buildings, including parking	Various	Citywide	\$1,262,390.18	-	-	\$1,262,390.18	18%	\$16.23	In progress	D
CCF4	Mundamia Urban Release Area Community Centre	New community hall	Mundamia	Mundamia URA	\$3,132,000.00	-	-	\$3,132,000.00	100%	\$5,134.43	Outstanding	A

¹⁶ Total cost to existing development (Council) and future development. This represents the entire project, even though some projects may be delivered in stages. Where project is complete, actual costs are provided instead of estimates.

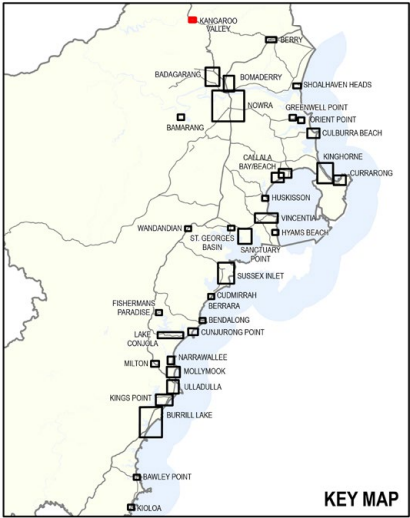
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7.11 Works Location

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- Access, Servicing and Public Domain**
- Drainage (DRA)
 - Active transport (ATP)
 - Roads and bridges (RDS)
 - Public domain upgrades (PDU)
- Open Space and Recreation**
- Parks and open space (OSP)
 - Sports and aquatic facilities (SPF, AQF)
 - Coastal Management (CMP)
- Community and Cultural**
- Community and Cultural facilities (CCF)
 - Parks/Reserves





7.11 Works Location

Legend

Access, Servicing and Public Domain

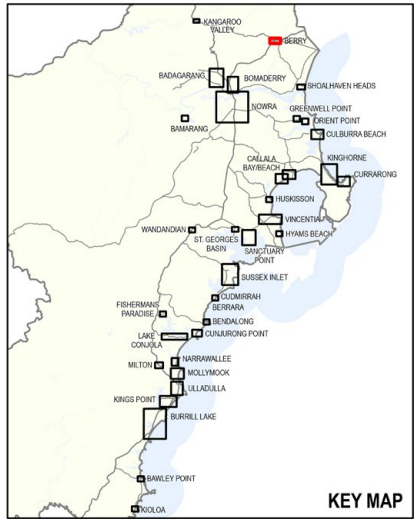
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Open Space and Recreation

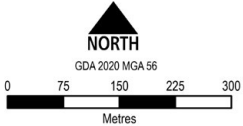
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Community and Cultural

- Community and Cultural facilities (CCF)
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KEY MAP





7.11 Works Location

Legend

Access, Servicing and Public Domain

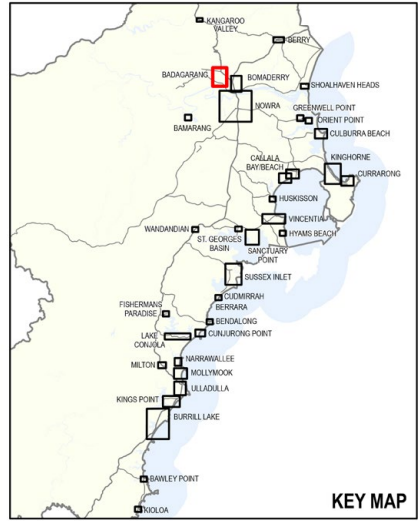
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Open Space and Recreation

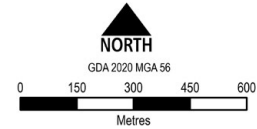
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Community and Cultural

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- Parks/Reserves



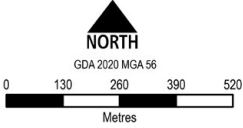
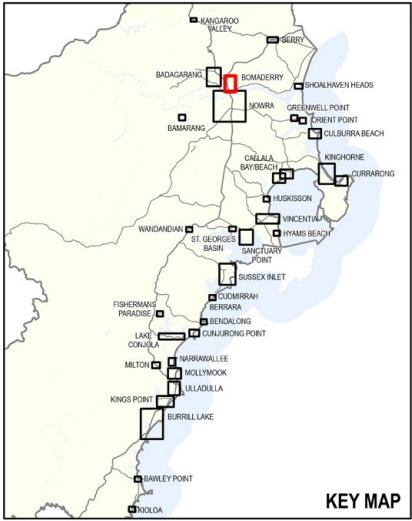
KEY MAP





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7.11 Works Location

Legend

Access, Servicing and Public Domain

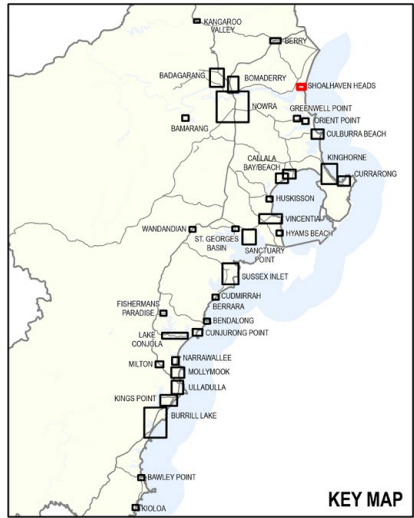
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Open Space and Recreation

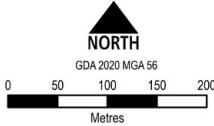
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Community and Cultural

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KEY MAP





7.11 Works Location

Legend

Access, Servicing and Public Domain

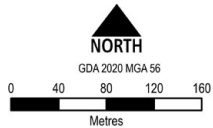
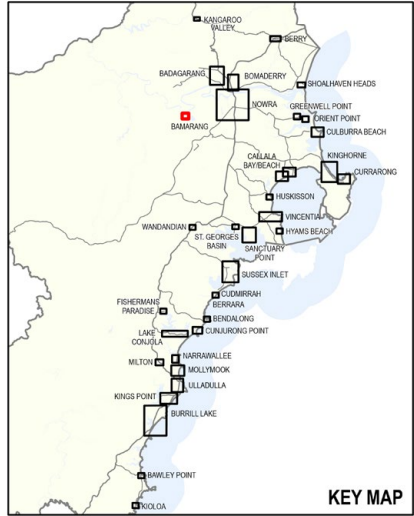
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Access, Servicing and Public Domain

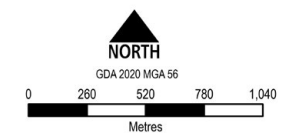
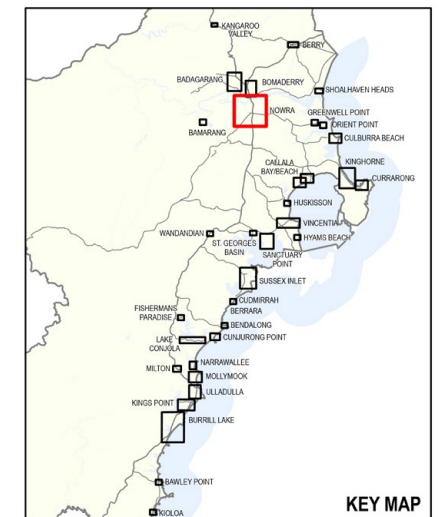
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Access, Servicing and Public Domain

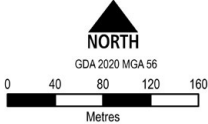
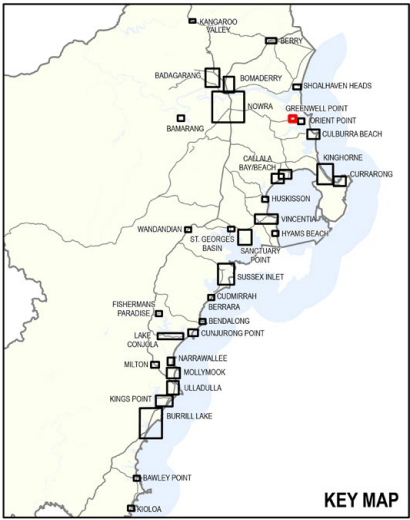
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Access, Servicing and Public Domain

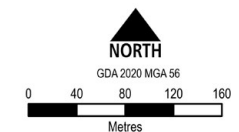
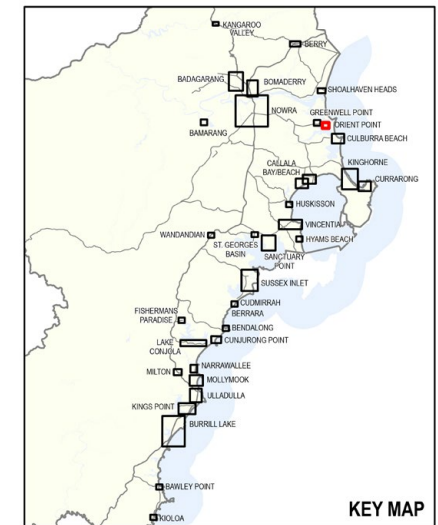
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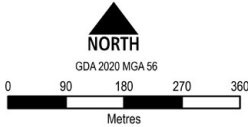
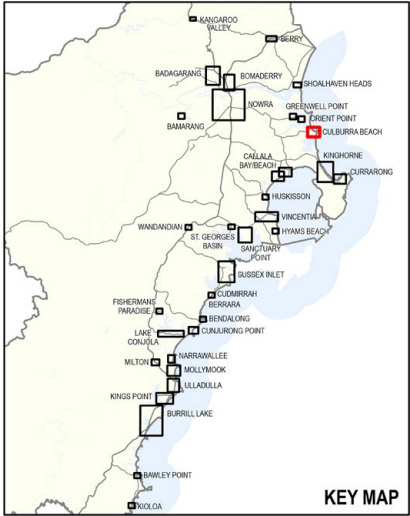
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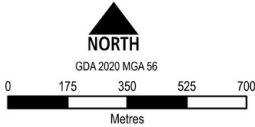
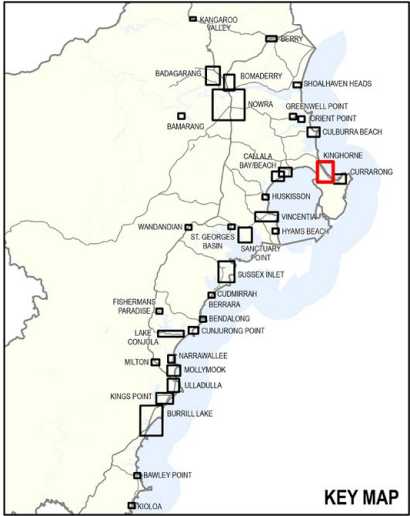
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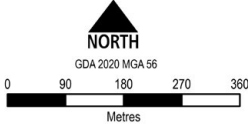
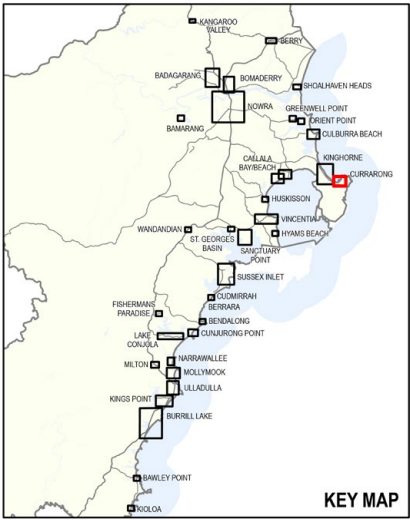
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Access, Servicing and Public Domain

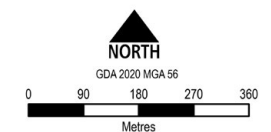
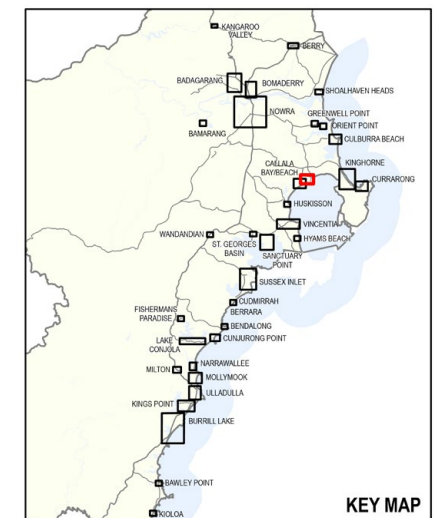
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Access, Servicing and Public Domain

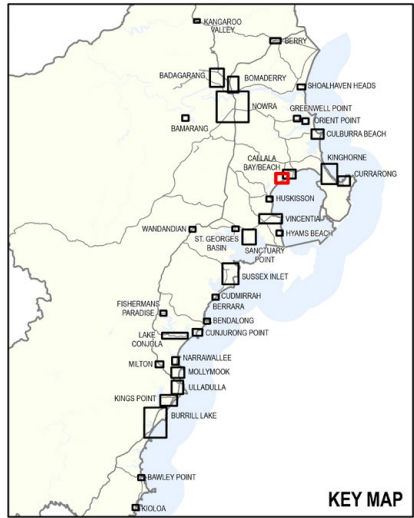
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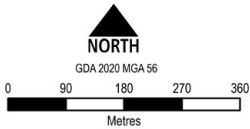
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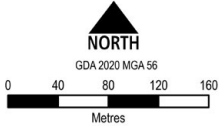
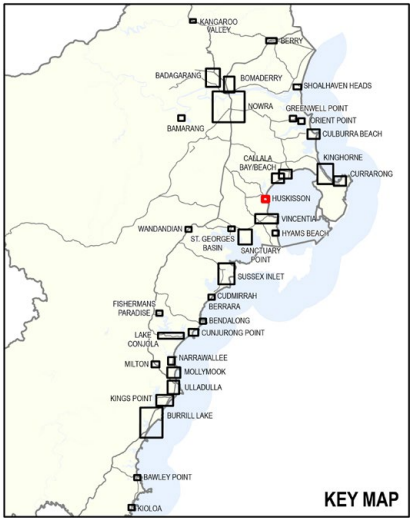
KEY MAP





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Access, Servicing and Public Domain

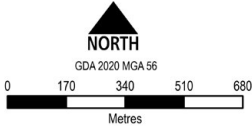
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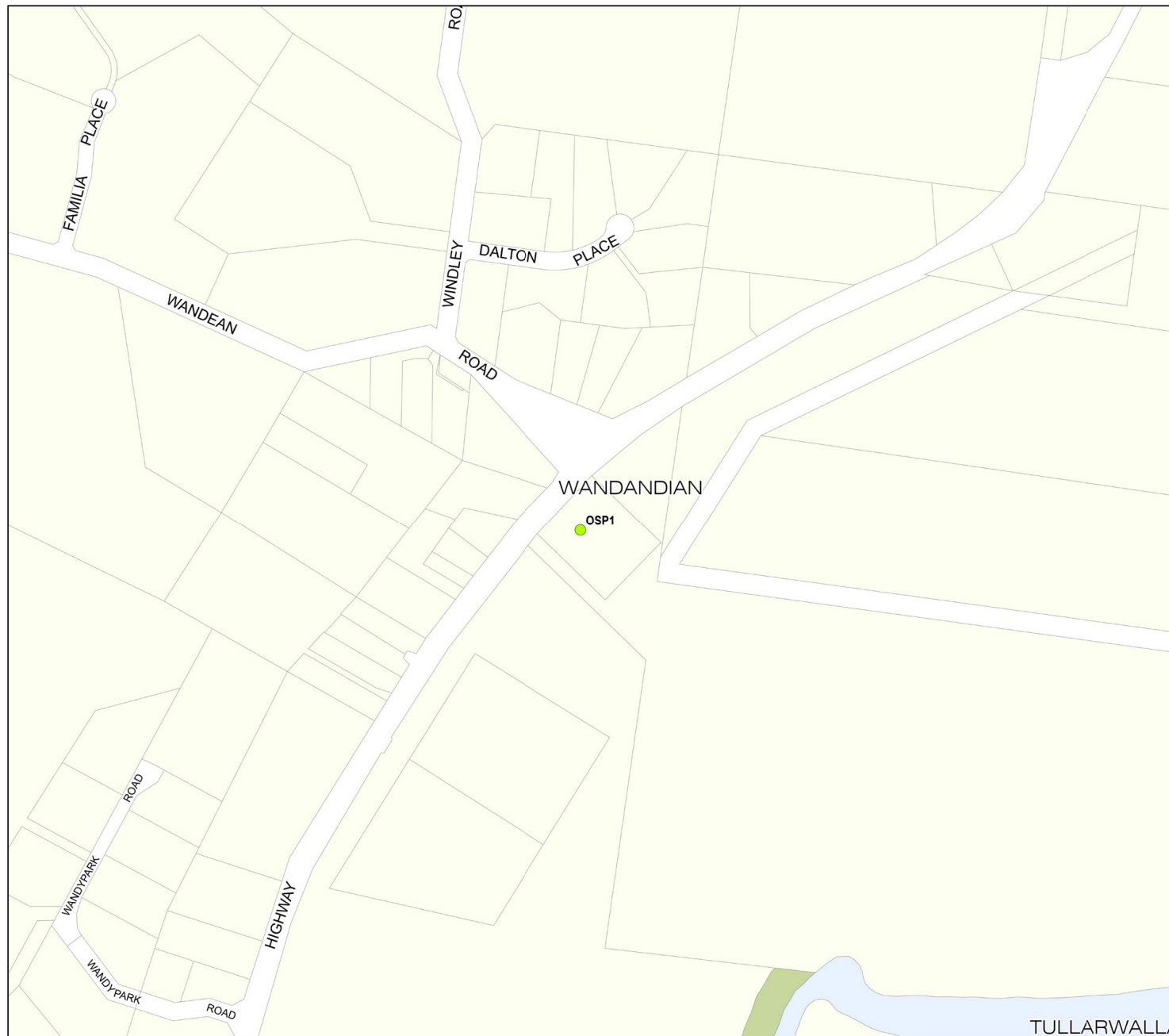
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7.11 Works Location

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Access, Servicing and Public Domain

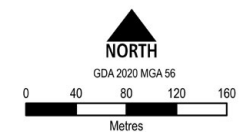
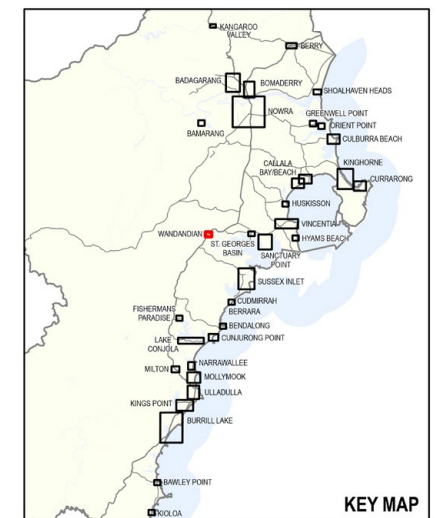
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7.11 Works Location

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Access, Servicing and Public Domain

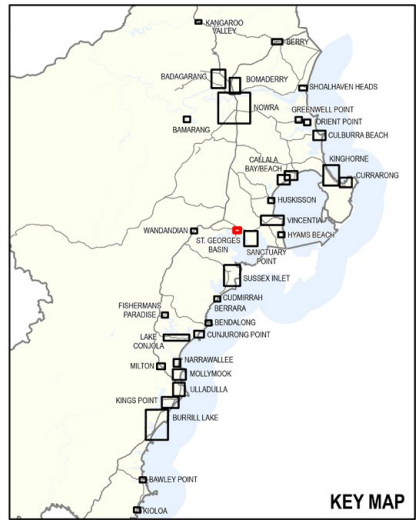
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Open Space and Recreation

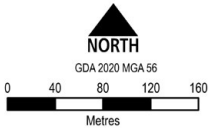
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KEY MAP





7.11 Works Location

Legend

Access, Servicing and Public Domain

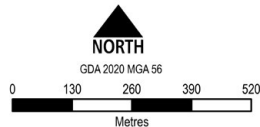
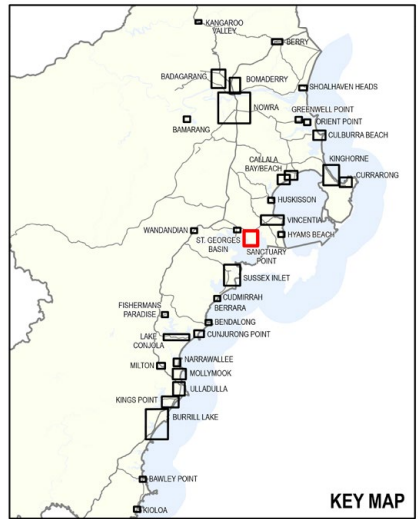
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7.11 Works Location

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Access, Servicing and Public Domain

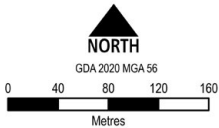
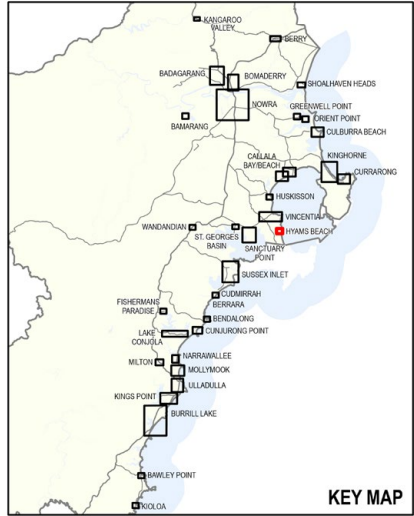
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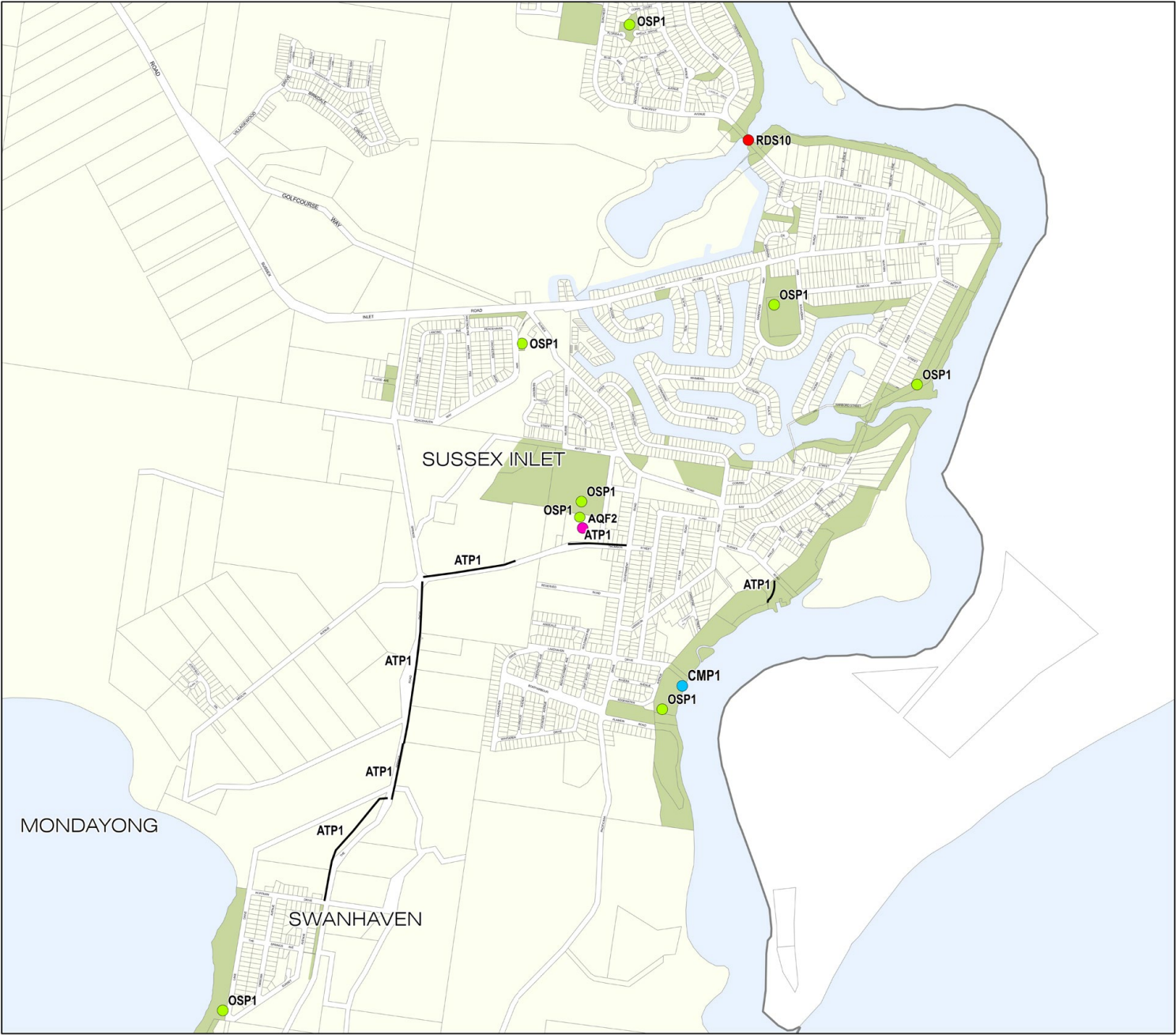
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7.11 Works Location

Legend

Access, Servicing and Public Domain

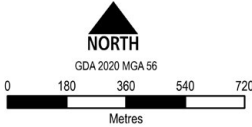
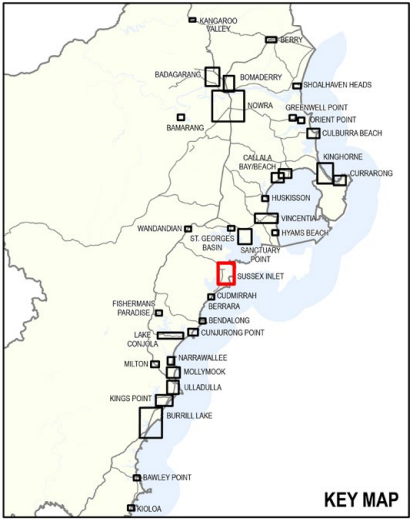
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Access, Servicing and Public Domain

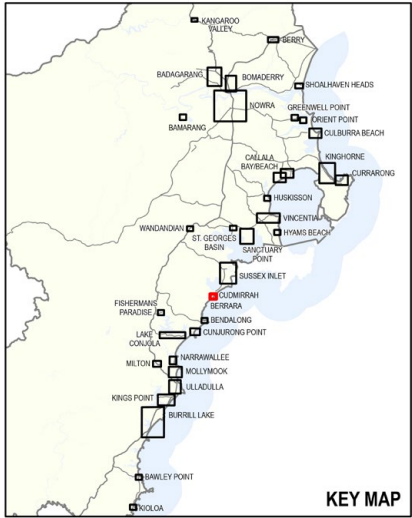
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- Public domain upgrades (PDU)

Open Space and Recreation

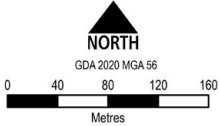
- Parks and open space (OSP)
- Sports and aquatic facilities (SPF, AQF)
- Coastal Management (CMP)

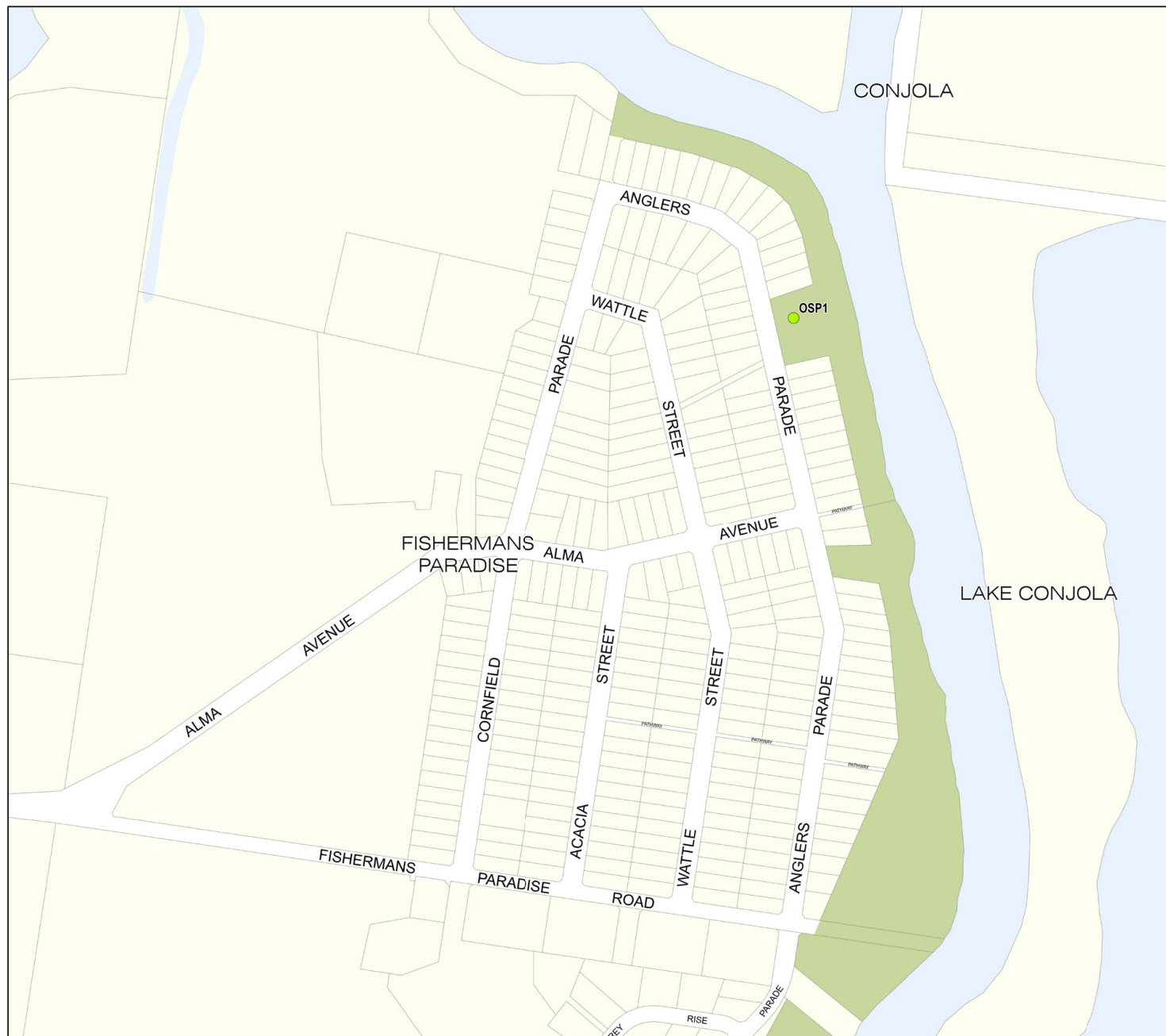
Community and Cultural

- Community and Cultural facilities (CCF)
- Parks/Reserves



KEY MAP





7.11 Works Location

Legend

Access, Servicing and Public Domain

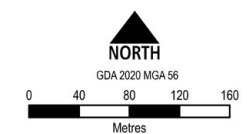
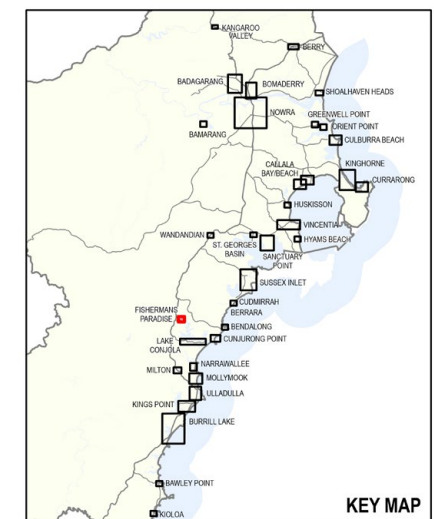
-   Drainage (DRA)
-   Active transport (ATP)
-  Roads and bridges (RDS)
-  Public domain upgrades (PDU)

Open Space and Recreation

- Parks and open space (OSP)
- Sports and aquatic facilities (SPF, AQF)
- Coastal Management (CMP)

Community and Cultural

- Community and Cultural facilities (CCF)
- Parks/Reserves





7.11 Works Location

Legend

Access, Servicing and Public Domain

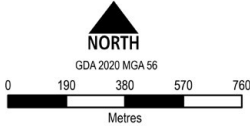
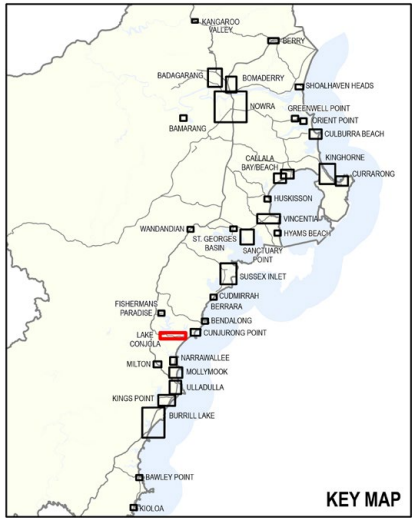
- Drainage (DRA)
- Active transport (ATP)
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Open Space and Recreation

- Parks and open space (OSP)
- Sports and aquatic facilities (SPF, AQF)
- Coastal Management (CMP)

Community and Cultural

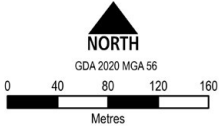
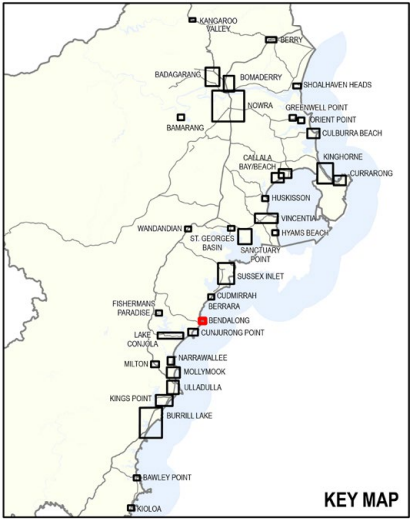
- Community and Cultural facilities (CCF)
- Parks/Reserves





7.11 Works Location

- Legend**
- Access, Servicing and Public Domain**
- Drainage (DRA)
 - Active transport (ATP)
 - Roads and bridges (RDS)
 - Public domain upgrades (PDU)
- Open Space and Recreation**
- Parks and open space (OSP)
 - Sports and aquatic facilities (SPF, AQF)
 - Coastal Management (CMP)
- Community and Cultural**
- Community and Cultural facilities (CCF)
 - Parks/Reserves





7.11 Works Location

Legend

Access, Servicing and Public Domain

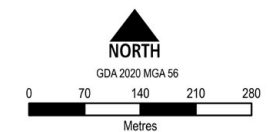
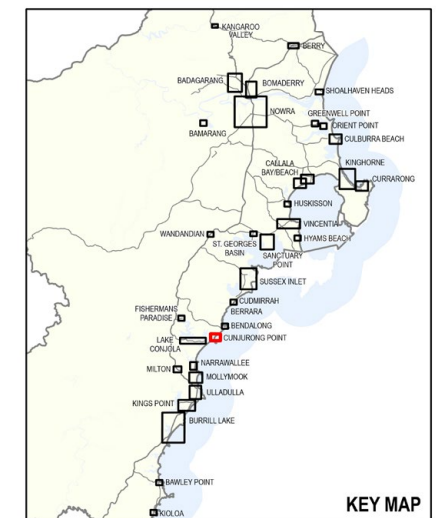
-  Drainage (DRA)
-   Active transport (ATP)
-   Roads and bridges (RDS)
-  Public domain upgrades (PDU)

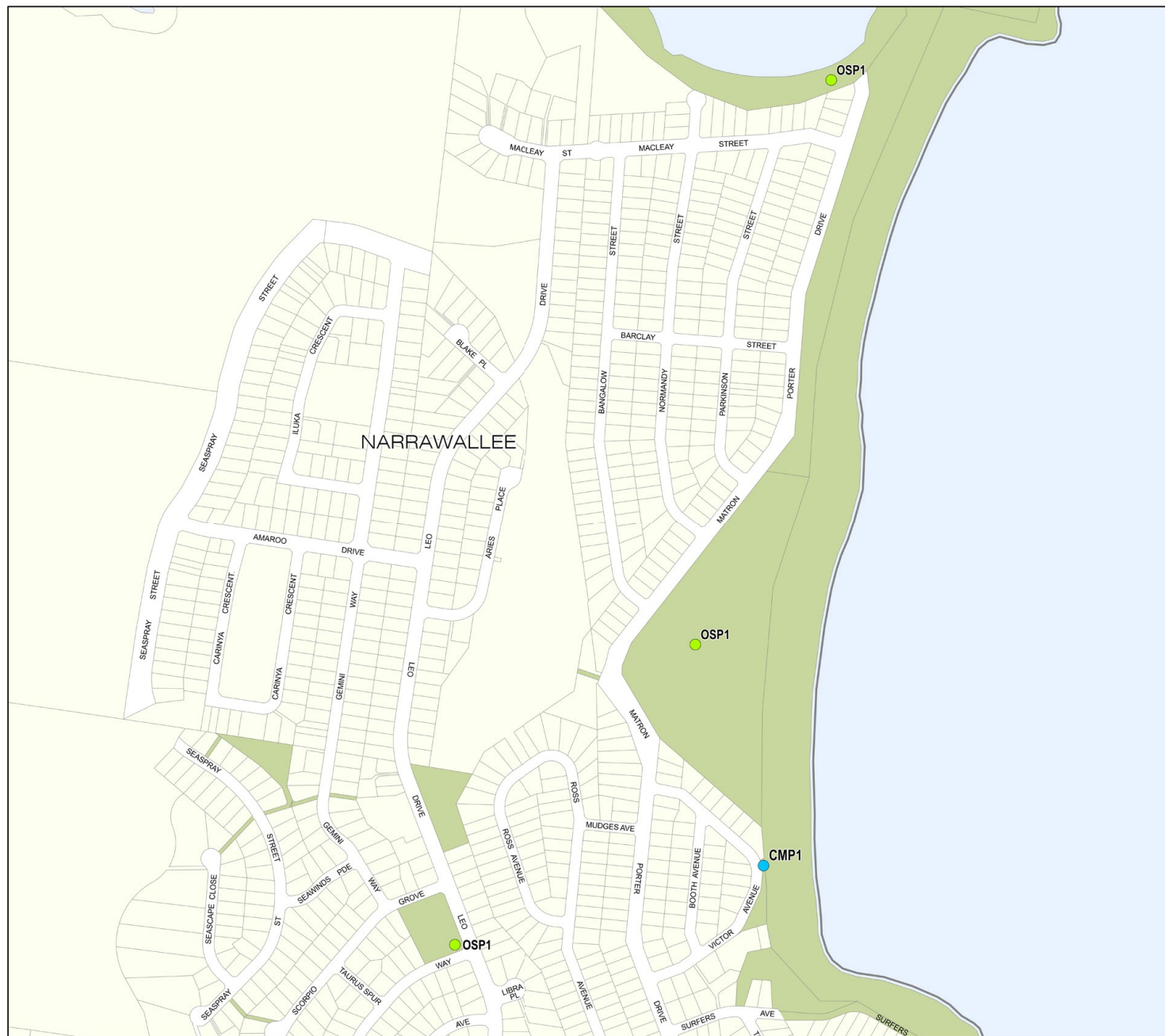
Open Space and Recreation

- Parks and open space (OSP)
- Sports and aquatic facilities (SPF, AQF)
- Coastal Management (CMP)

Community and Cultural

- Community and Cultural facilities (CCF)
- Parks/Reserves





7.11 Works Location

Legend

Access, Servicing and Public Domain

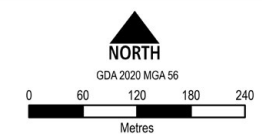
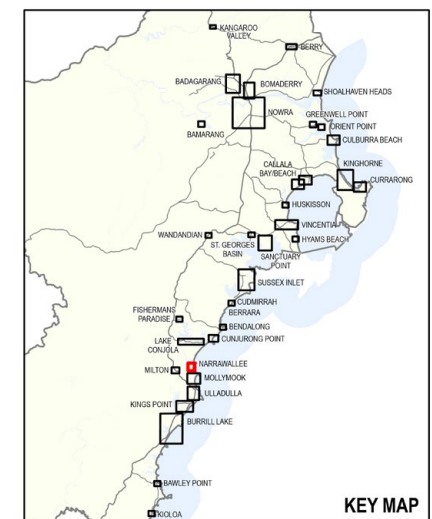
-  Drainage (DRA)
-  Active transport (ATP)
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-  Public domain upgrades (PDU)

Open Space and Recreation

- Parks and open space (OSP)
- Sports and aquatic facilities (SPF, AQF)
- Coastal Management (CMP)

Community and Cultural

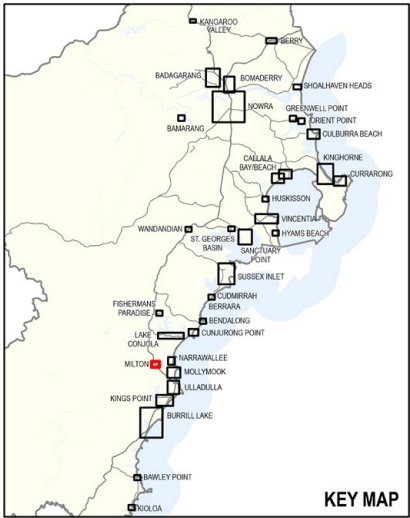
- Community and Cultural facilities (CCF)
- Parks/Reserves

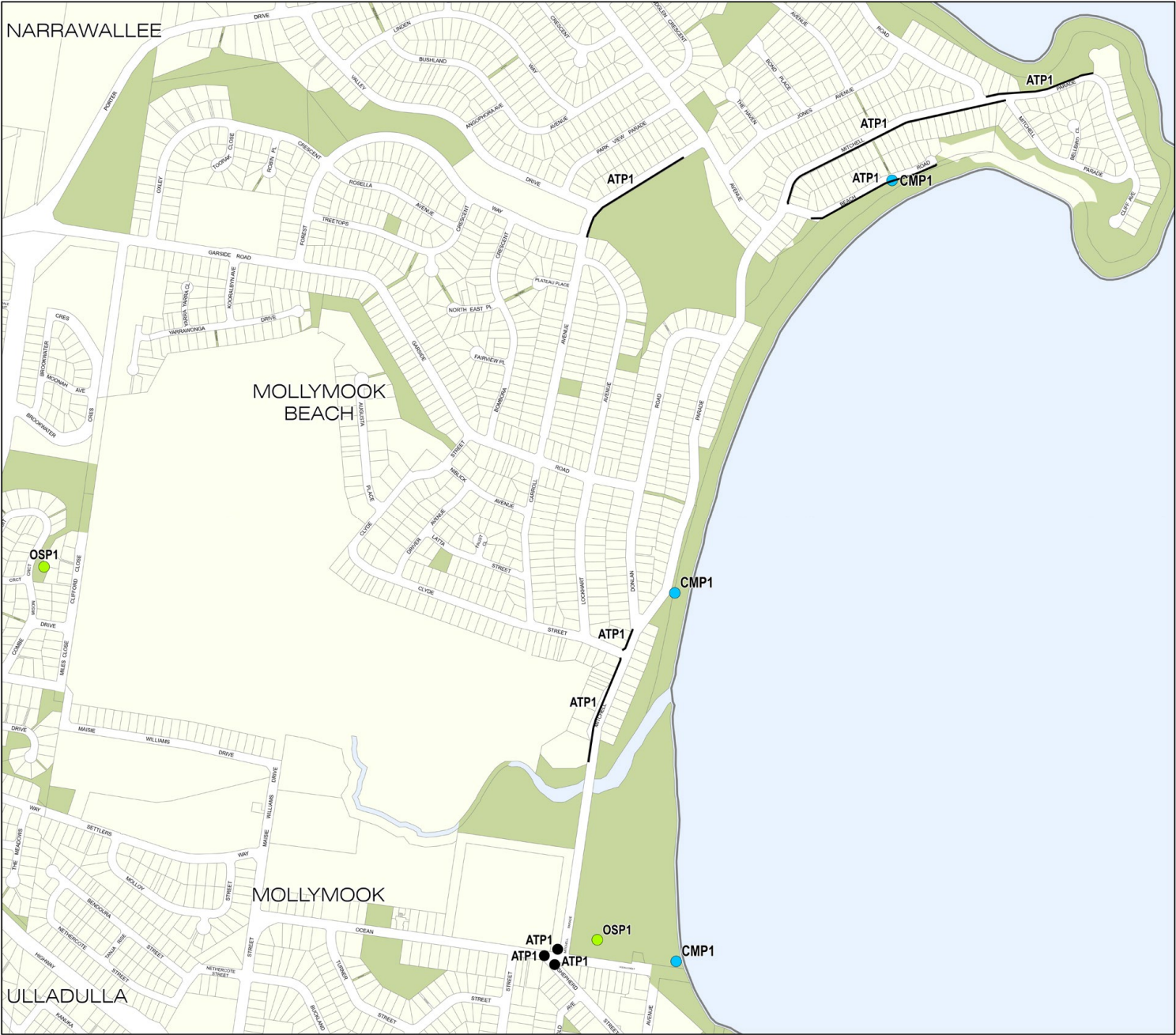




7.11 Works Location

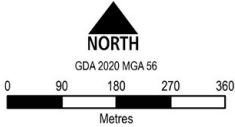
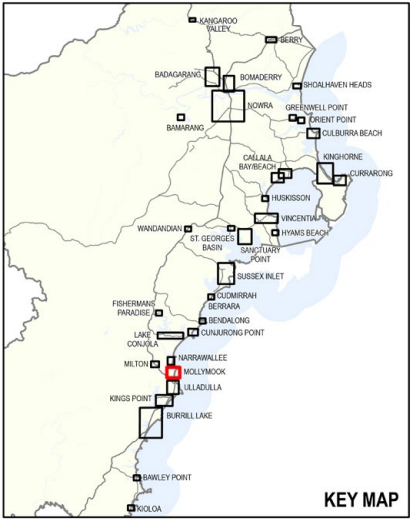
- Legend**
- Access, Servicing and Public Domain**
- Drainage (DRA)
 - Active transport (ATP)
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 - Public domain upgrades (PDU)
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7.11 Works Location

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 - Coastal Management (CMP)
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- Community and Cultural facilities (CCF)
 - Parks/Reserves





7.11 Works Location

Legend

Access, Servicing and Public Domain

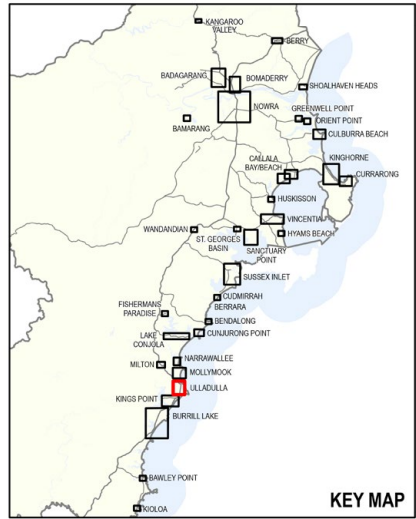
- Drainage (DRA)
- Active transport (ATP)
- Roads and bridges (RDS)
- Public domain upgrades (PDU)

Open Space and Recreation

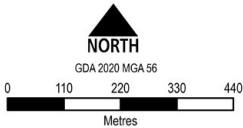
- Parks and open space (OSP)
- Sports and aquatic facilities (SPF, AQF)
- Coastal Management (CMP)

Community and Cultural

- Community and Cultural facilities (CCF)
- Parks/Reserves



KEY MAP





7.11 Works Location

Legend

Access, Servicing and Public Domain

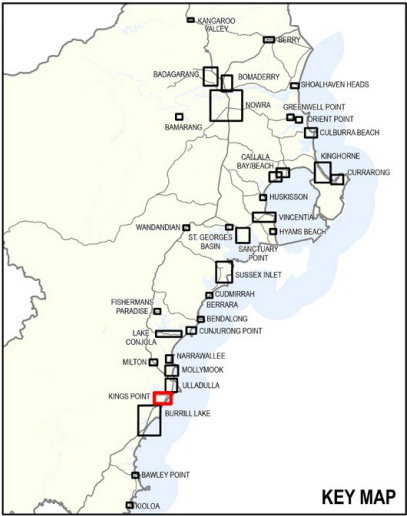
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- Roads and bridges (RDS)
- Public domain upgrades (PDU)

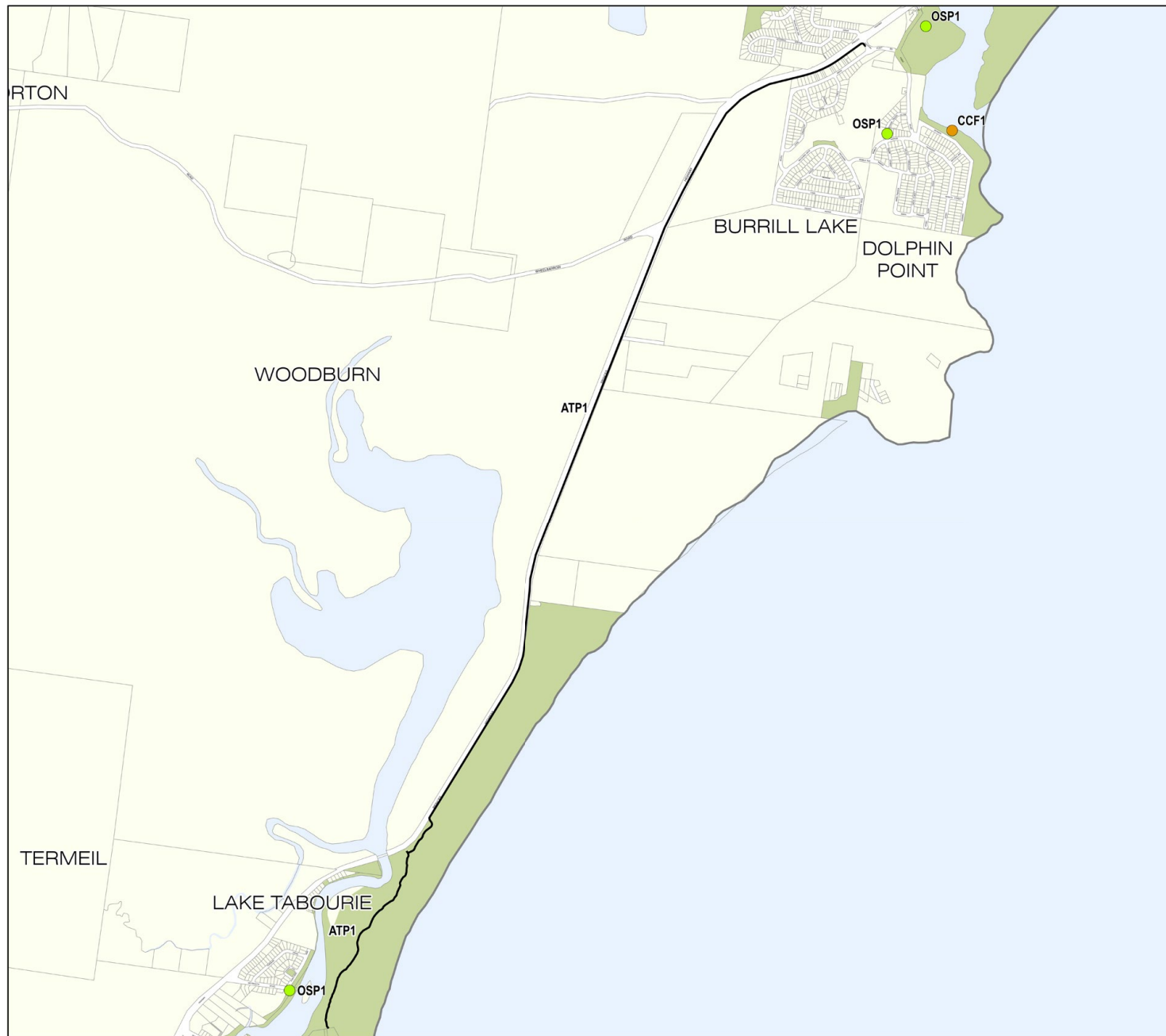
Open Space and Recreation

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- Sports and aquatic facilities (SPF, AQF)
- Coastal Management (CMP)

Community and Cultural

- Community and Cultural facilities (CCF)
- Parks/Reserves





7.11 Works Location

Legend

Access, Servicing and Public Domain

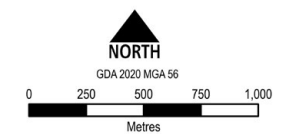
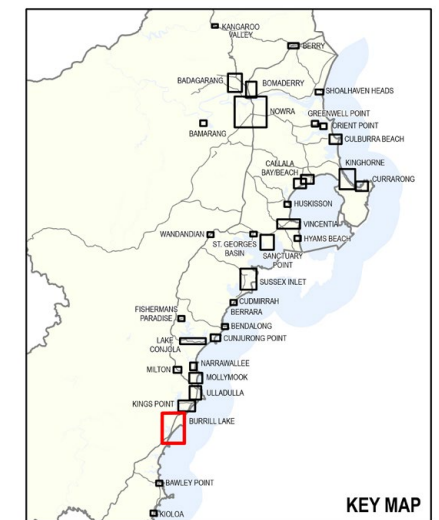
-   Drainage (DRA)
-   Active transport (ATP)
-   Roads and bridges (RDS)
-  Public domain upgrades (PDU)

Open Space and Recreation

- Parks and open space (OSP)
- Sports and aquatic facilities (SPF, AQF)
- Coastal Management (CMP)

Community and Cultural

- Community and Cultural facilities (CCF)
- Parks/Reserves





7.11 Works Location

Legend

Access, Servicing and Public Domain

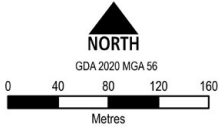
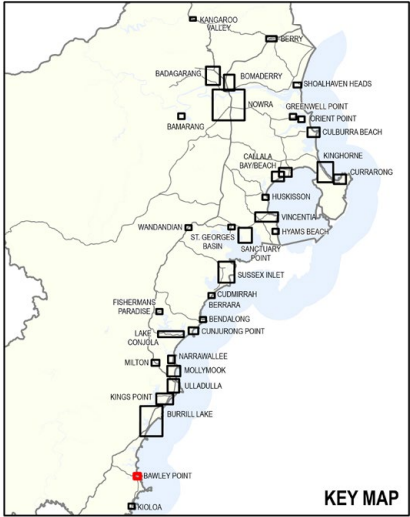
- Drainage (DRA)
- Active transport (ATP)
- Roads and bridges (RDS)
- Public domain upgrades (PDU)

Open Space and Recreation

- Parks and open space (OSP)
- Sports and aquatic facilities (SPF, AQF)
- Coastal Management (CMP)

Community and Cultural

- Community and Cultural facilities (CCF)
- Parks/Reserves





7.11 Works Location

Legend

Access, Servicing and Public Domain

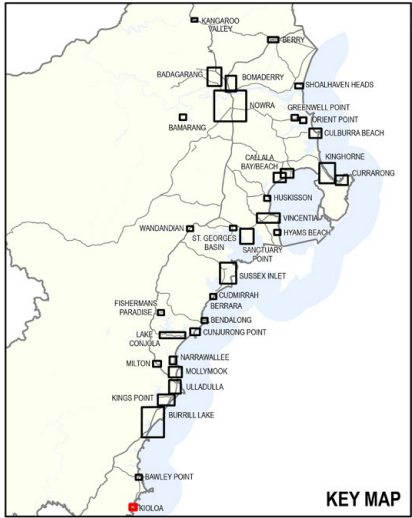
- Drainage (DRA)
- Active transport (ATP)
- Roads and bridges (RDS)
- Public domain upgrades (PDU)

Open Space and Recreation

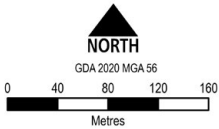
- Parks and open space (OSP)
- Sports and aquatic facilities (SPF, AQF)
- Coastal Management (CMP)

Community and Cultural

- Community and Cultural facilities (CCF)
- Parks/Reserves



KEY MAP





Appendix F: Section 7.12 Levy Works Schedule and Works Location Maps

This appendix details the section 7.12 Levy Works Schedule for this Plan and the location of the works.

F.1 Section 7.12 Levy Works Schedule

Item No.	Item Description	Item Description ²	Location	Works Capital Cost [A]	Land Cost [B]	Estimated or Actual Grant [C]	Total Estimated or Actual Cost [A+B-C] ¹⁹	Status ²⁰	Priority ²¹
Drainage									
12D1	St Georges Basin Village Centre	New drainage infrastructure	St Georges Basin	\$2,504,685.22	-	-	\$2,504,685.22	Complete	2012
Roads and Bridges									
12R1	Worrigea Road	Existing road upgrade	Worrigea	\$4,687,560.00	-	-	\$4,687,560.00	Outstanding	B
12R2	Morton Street	Service Lane	Huskisson	\$807,805.44	\$2,740,870.58	-	\$3,548,676.02	In progress	C
12R4	Winnima Lane	Service Lane	Huskisson	\$882,806.40	\$908,280.00	-	\$1,791,086.40	Outstanding	B
Public Domain Upgrades									
12P1	North Street Upgrade	Parking and reserve upgrades	Berry	\$730,800.00	-	-	\$730,800.00	Outstanding	B
Parks and Open Space									
12O1	Huntingdale Park	Passive Open Space Embellishment	Berry	\$2,977,617.46	-	-	\$2,977,617.46	Outstanding	B

¹⁹ Total cost to existing (Council) and future development. This represents the entire project, even though some projects may be delivered in stages. Where project is complete, actual costs are provided instead of estimates.

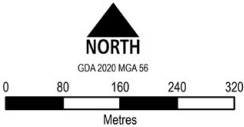
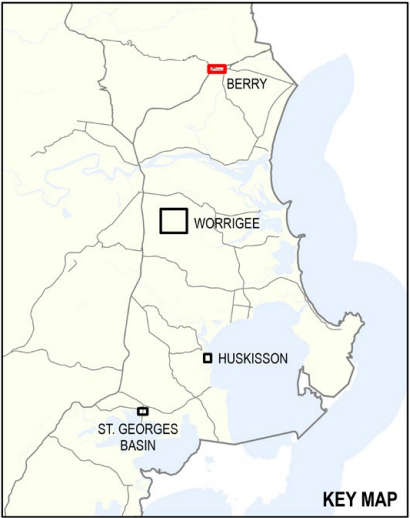
²⁰ Complete = works complete and project in recoupment; In Progress = design or works commenced (project in partial recoupment); Outstanding = works yet to commence.

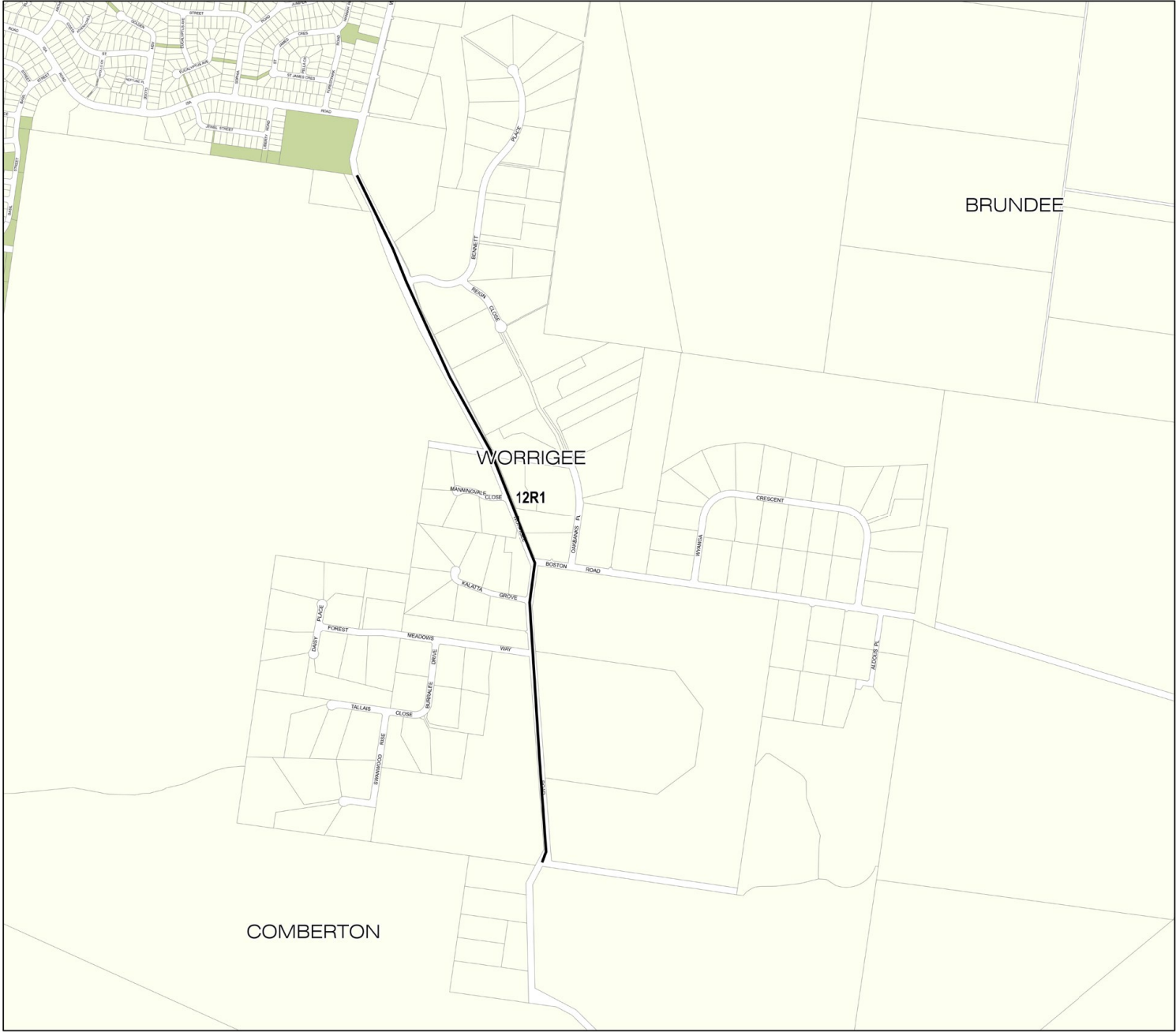
²¹ Priority A (Short term) = 2026 to 2030; Priority B (Medium-term) = 2031 to 2035; Priority C (Long-term) = 2036 to 2046; Priority D (Ongoing) = applied across 2026 to 2046. No priority for completed projects (recoupment) – year of completion noted.



7.12 Works Location

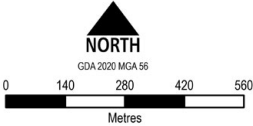
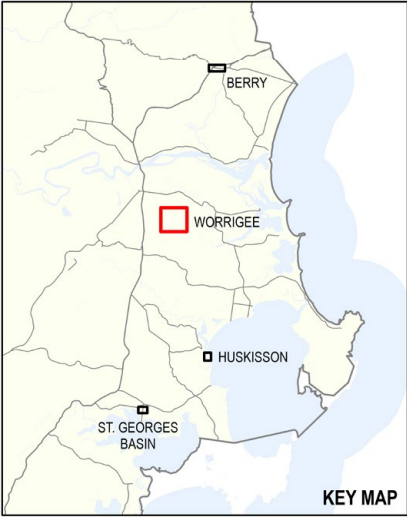
- Legend**
- Access, Servicing and Public Domain**
- Drainage
 - Roads
 - Public Domain
- Open Space and Recreation**
- Open spaces and parks
 - Parks/Reserves





7.12 Works Location

- Legend**
- Access, Servicing and Public Domain**
- Drainage
 - Roads
 - Public Domain
- Open Space and Recreation**
- Open spaces and parks
 - Parks/Reserves





7.12 Works Location

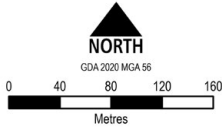
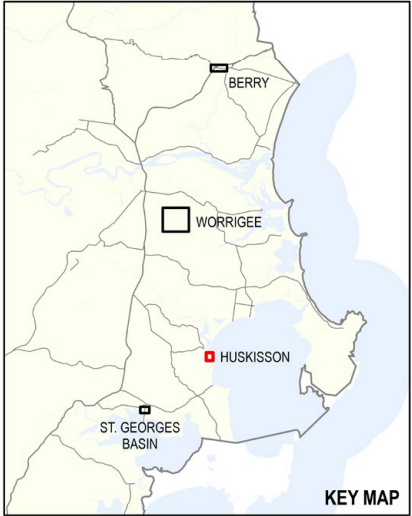
Legend

Access, Servicing and Public Domain

- Drainage
- Roads
- Public Domain

Open Space and Recreation

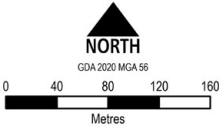
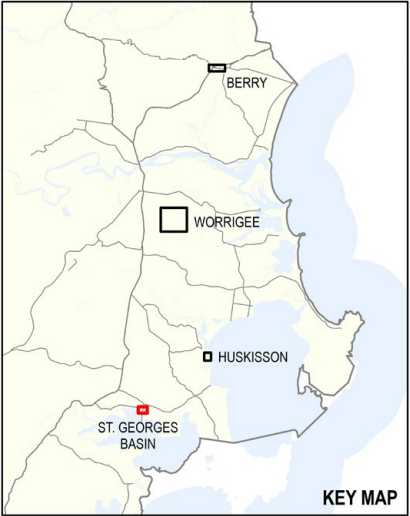
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- Parks/Reserves



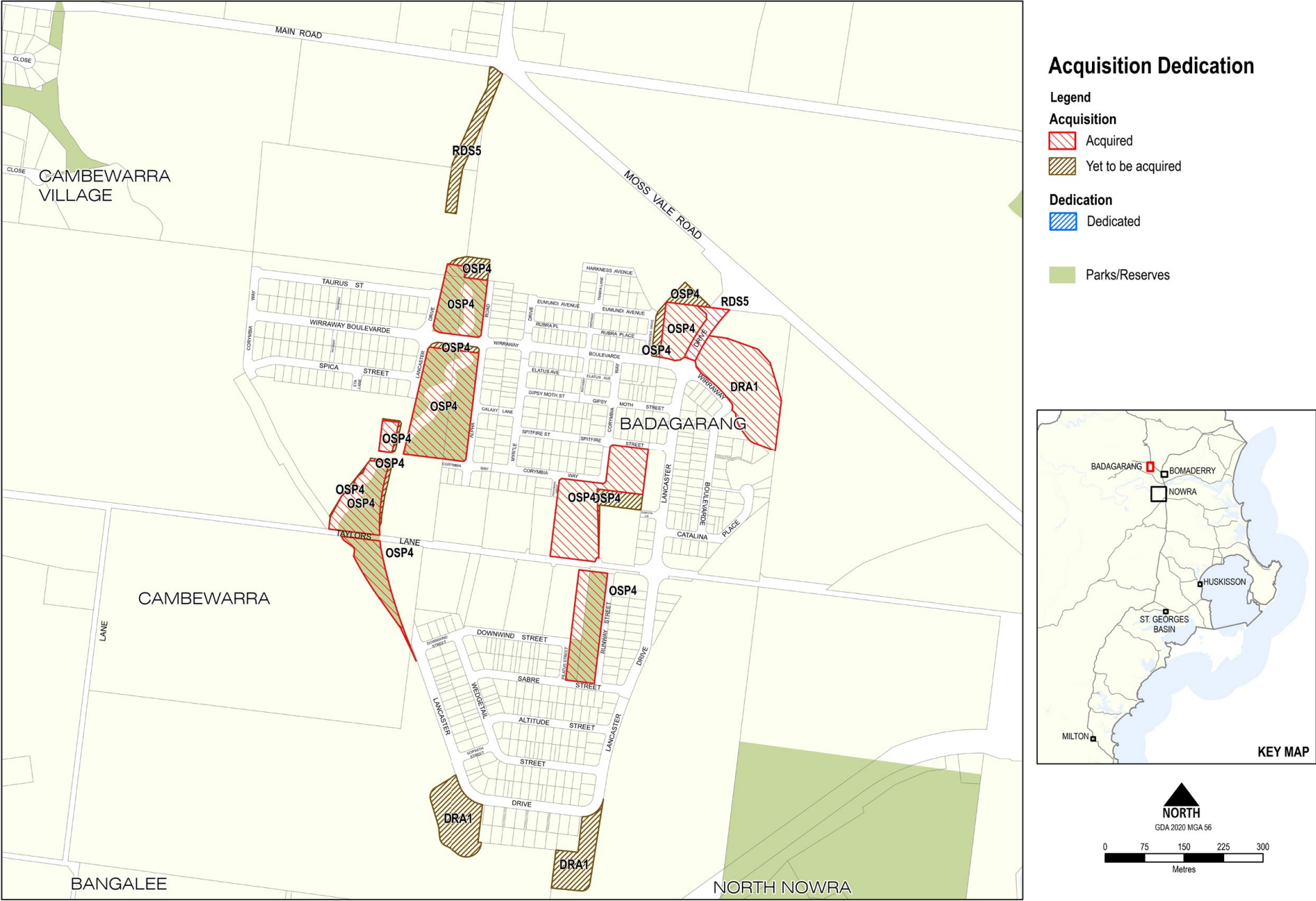


7.12 Works Location

- Legend**
- Access, Servicing and Public Domain**
- Drainage
 - Roads
 - Public Domain
- Open Space and Recreation**
- Open spaces and parks
 - Parks/Reserves



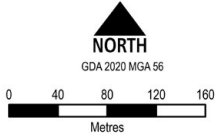
Appendix G: Land Acquisition and Dedication Location Maps





Acquisition Dedication

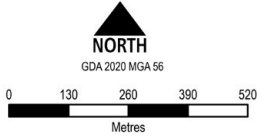
- Legend**
- Acquisition**
- Acquired
 - Yet to be acquired
- Dedication**
- Dedicated
 - Parks/Reserves





Acquisition Dedication

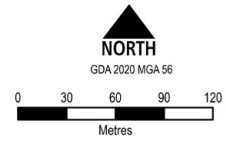
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- Acquisition**
- Acquired
 - Yet to be acquired
- Dedication**
- Dedicated
- Parks/Reserves





Acquisition Dedication

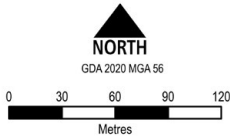
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- Acquisition**
- Acquired
 - Yet to be acquired
- Dedication**
- Dedicated
- Parks/Reserves

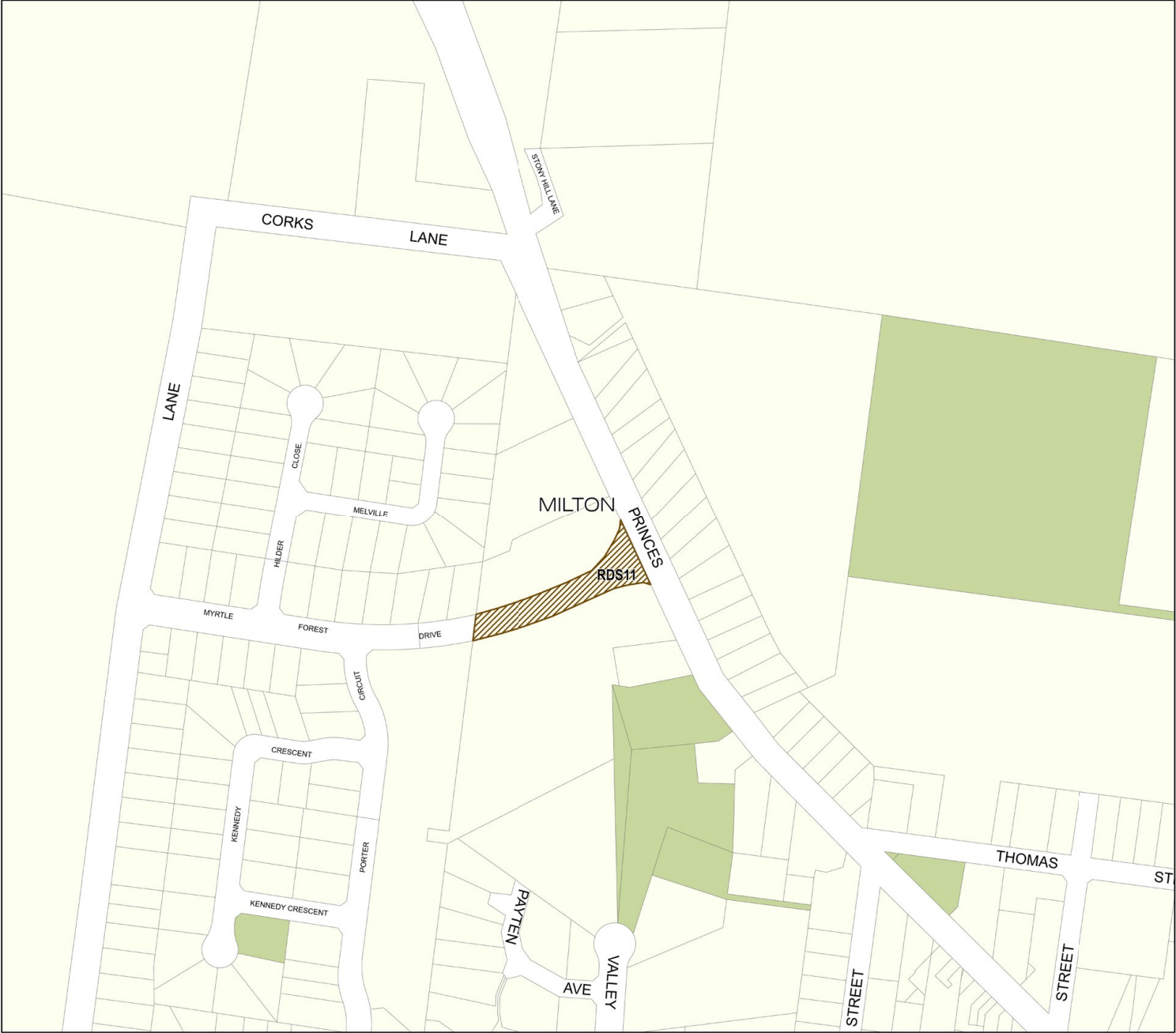




Acquisition Dedication

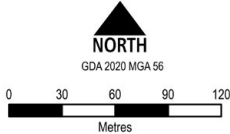
- Legend**
- Acquisition**
- Acquired
 - Yet to be acquired
- Dedication**
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- Parks/Reserves





Acquisition Dedication

- Legend**
- Acquisition**
- Acquired
 - Yet to be acquired
- Dedication**
- Dedicated
- Parks/Reserves





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 f @ in v