

CONTACT PERSON: Nicholas Cavallo

4 October 2018

Dear Sir/Madam

**Draft Voluntary Planning Agreement - Ref: 2018/9303 - Process ID: NOT2.0
169 Hockeys Lane, Cambewarra - Lot 102 DP 1201921**

This letter is in response to the invitation by the Department of Planning and Environment to review a proposed planning agreement between the Minister for Planning and Quentin Charles Francis Brown and Jane Kirsty Brown (the developer) at 169 Hockeys Lane, Cambewarra.

In the explanatory statement it is outlined that the Developer is to make a monetary contribution of \$57,068 per hectare of net developable area for the purpose of the provision of designated State public infrastructure.

Whilst there is significant detail within the draft agreement as to what constitutes the net developable area, insufficient detail has been provided for Council to give meaningful feedback on the proposed monetary contribution amount. There is no detail as to how the figure has been arrived at or how the monetary contribution will be split between key pieces of State infrastructure.

The following plans were adopted by Council on 28 August 2018 and Wednesday 26 September 2018:

- Amendment No. 19 to Shoalhaven Development Control Plan (DCP) 2014 (*Chapter NB3: Moss Vale Road South Urban Release Area*)
- Amendment No. 9 to Shoalhaven Contributions Plan 2010 (*New Contributions Projects - 01ROAD0154, 01DRAI006 and 01REC0015*)

The finalisation of this detailed planning work marks the ability to actually 'release' the land in the Moss Vale Road South Urban Release Area (URA) for development in accordance with Part 6 of Shoalhaven LEP 2014. Council has been waiting for the introduction of a State Infrastructure Contribution (SIC) for Shoalhaven/Illawarra since the commencement of the Standard Instrument LEP. The current process for landowners to enter a VPA with the State Government to fulfil the

requirements of Part 6 is onerous on landowners/applicants and unnecessarily slows the release of land. DP&E should prioritise the release of the SIC to encourage the delivery of housing in Urban Release Areas in Shoalhaven LGA and Illawarra.

Thank you for the opportunity to comment on the proposed planning agreement, if you need further information about this matter, please contact Nicholas Cavallo on 4429 3203 **between the hours of 9.00 – 10.30am Monday to Friday.**

Yours faithfully

A handwritten signature in blue ink, appearing to read 'N Cavallo', with a stylized, cursive script.

Nicholas Cavallo
Senior Development Planner
Planning Environment & Development Group