



Our ref: STH08/02120/36
Contact: Andrew Lissenden
Your ref: 2018/9304

12 December 2018

Peter Kim
Infrastructure Contributions and Agreements
NSW Department of Planning and Environment
BY EMAIL: planningagreements@planning.nsw.gov.au

**PLANNING AGREEMENT 2018/9304 – LOT 1 DP 949932 TAYLORS LANE, CAMBEWARRA
(CAMBEWARRA HOUSING COMPANY PTY LTD)**

Dear Peter,

Roads and Maritime Services (RMS) refers to the above draft Planning Agreement (PA) and associated explanatory note that the NSW Department of Planning and Environment (DP&E) has recently placed on public exhibition.

RMS has reviewed the information available on the DP&E website while focusing on the impact to the state road network. RMS as a result of its assessment notes and advises the following:

- RMS was not formally notified of the draft PA's exhibition;
- RMS supports the principles of the draft PA that ensure monies are collected from the proposed development for required State public infrastructure;
- The key state road for this draft PA is Moss Vale Road (to which the related development will gain access and require intersection upgrade works to be provided) although RMS notes that the Moss Vale Road Urban Release Area (URA) will increase traffic movements across the state road network in the Nowra/Bomaderry area and subsequently impact on the performance of the state road network; and
- The draft PA provides the ability for the developer to make a monetary contribution of \$57,068 per hectare of net developable area (subject to indexation in accordance with the PA) for the purposes of the provision of designated State public infrastructure within the meaning of Clause 6.1 of *Shoalhaven Local Environmental Plan 2014* (SLEP 2014).

Having regard for the above RMS provides the following comment for DP&E's consideration:

- Contribution amount: RMS notes that the draft PA provides for a contribution of \$57,068 per hectare (subject to indexation in accordance with the PA). Based on RMS calculations, the development application (DA) to which it relates, if approved by Council, would result in the creation of 74 residential lots on 3.40 hectares of 'net developable area'. Again, based on RMS calculations, this

would result in a total monetary contribution under the draft PA of \$194,099.27 or an average contribution per lot of \$2,622.81 (refer to **Attachment 1** for further details).

- RMS is unclear what State public infrastructure the contributions are being specifically levied for under the draft PA. RMS is also unclear how the contribution has been calculated and what land acquisition costs have been included.
- RMS recognises that it is currently working with DP&E in the preparation of a Special Infrastructure Contribution (SIC) Scheme for new land releases in the Nowra and Bomaderry areas. RMS also recognises that previous analysis undertaken has identified that the Nowra and Bomaderry SIC, specifically in relation to road improvements, has identified a contribution amount of \$14,833 per lot, excluding property acquisition costs (refer to **Attachment 2**). Noting this contribution amount per lot, RMS raises concerns with the significant difference in contribution values between what is being proposed under the draft PA and what has at this time been determined as an applicable contribution for road improvements for new land releases in Nowra and Bomaderry URA.

Given the above, RMS seeks confirmation from DP&E that the value adopted under this draft PA is consistent with the monetary contribution value currently being considered by DP&E under any future/proposed SIC and factors in contributions being required for the range of State road improvement works within the Nowra and Bomaderry area.

In addition, RMS notes the proposed plan of subdivision shown in Schedule 7 of the draft PA, while being indicative only, does not correctly reflect the intersection upgrade works the development of Lot 1 DP 949932 will require. The applicant has subsequently amended the subdivision layout and its associated connection with Moss Vale Road to address concerns that have been previously raised (refer to **Attachment 1**). RMS believes the plan of subdivision shown in Schedule 7 of the draft PA should be replaced with the plan as shown in Attachment 1.

If you have any questions please contact Andrew Lissenden on 4221 2769.

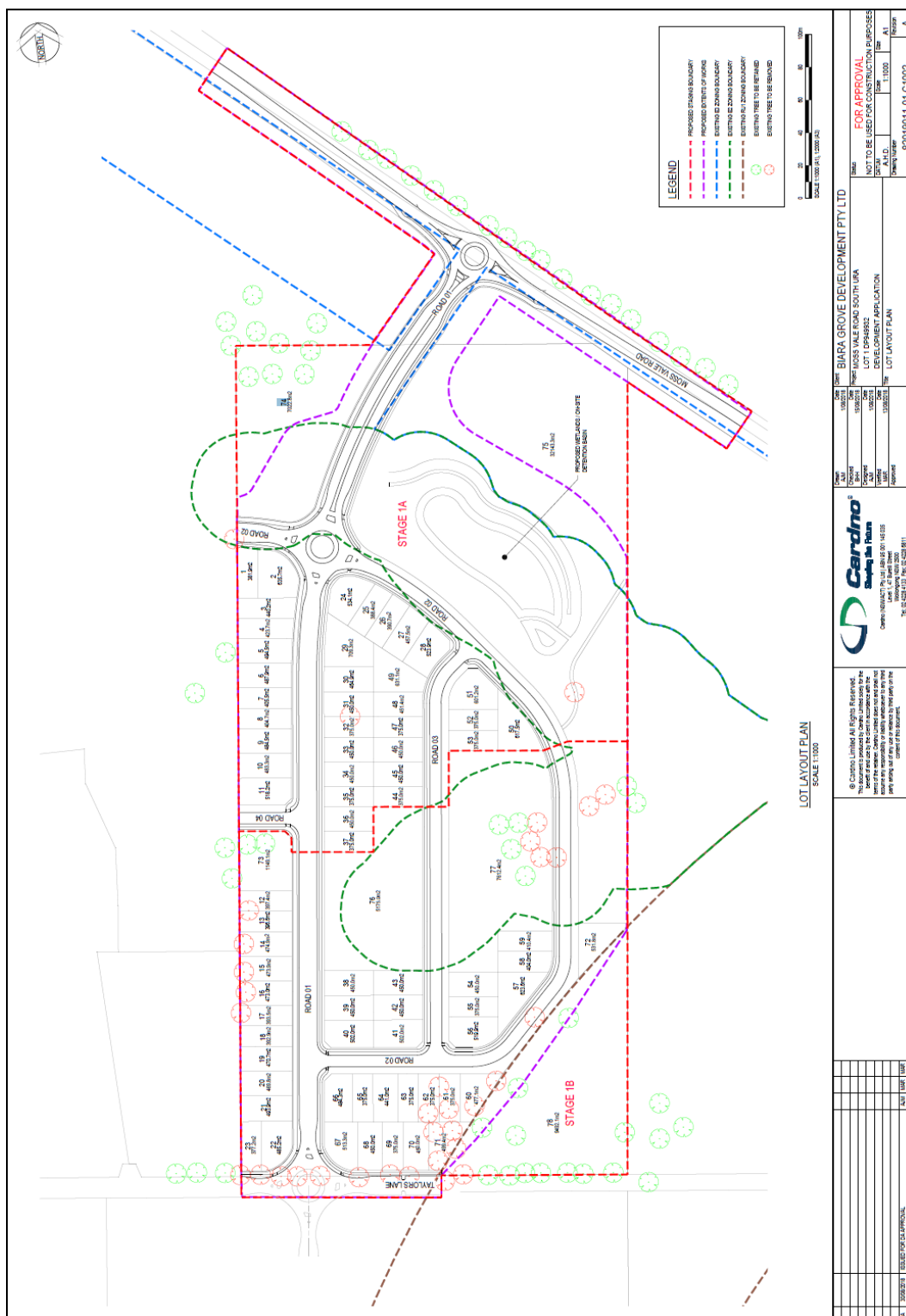
Please ensure that any further email correspondence is sent to 'development.southern@rms.nsw.gov.au'.

Yours faithfully



Chris Millet
Manager Land Use
Southern Region

*Cc: Peter.Kim@planning.nsw.gov.au; and
council@sholahaven.nsw.gov.au*



Notes:

- Net Developable Area on Lot 1 DP 949932 has been determined to be 34,012m² (3.401 hectares). This equating to the sum of the areas for each of the proposed 74 lots;
- 3.401 hectares x \$57,068 per hectare = \$194,088.27 (total contribution required under draft PA);
- \$194,088.27 / 74 residential lots = **\$2,622.81 is the average contribution per lot.**



Transport
Roads & Maritime
Services

12 April 2017

File Number: SF2016/271817

Ms Karen Armstrong
Regional Director, Southern
Department of Planning & Environment
PO Box 5475 Wollongong NSW 2500

Dear Ms Armstrong

Nowra Bomaderry State Infrastructure Contribution

I refer to the previous letter from Roads and Maritime Services (Roads and Maritime) and received by Department of Planning & Environment on 12 November 2015 and the recent request for Roads and Maritime to provide an update regarding a State Infrastructure Contribution (SIC) for road improvements for new land releases in Nowra and Bomaderry.

The results of Roads and Maritime investigations have identified an updated developer contribution for works required as a result of the new land releases in the Nowra Bomaderry area. As previously advised, the contribution to the increased traffic movements from the land releases is 7.3% of all future road network traffic movements in Nowra and Bomaderry. This increase in traffic will impact on the performance of the State Road network with several road links and intersections reaching maximum capacity by 2036.

In response to this, the following improvements to State Roads within Nowra and Bomaderry will be required:

1. Shoalhaven River Bridge replacement
2. Road widening and capacity improvements
 - Princes Highway between Cambewarra Road and Bolong Road, additional lane in both directions
 - Princes Highway between Bridge Road and Moss Street, additional southbound lane
 - Princes Highway between Douglas Street and Kalandar Street, additional southbound lane
 - Princes Highway from Kalandar Street south for 700m, southbound climbing lane
 - Moss Vale Road between Princes Highway and Taylors Lane additional lane both directions

Roads and Maritime Services

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3. Intersection improvements – upgrade roundabout to traffic signals

- Princes Highway/Cambewarra Road
- Princes Highway/Nerang Road
- Princes Highway/Turley Avenue

4. Intersection improvements – upgrade traffic signals

- Princes Highway/Bolong Road
- Princes Highway/Illaroo Road
- Princes Highway/Bridge Street
- Princes Highway/Moss Street
- Princes Highway/Junction Street
- Princes Highway/Worrigee Street
- Princes Highway/Plunkett Street
- Princes Highway/Kalandar Street

The strategic costs of these works total **\$543,736,799** in 2017 dollars and have not been adjusted for future value and this should be taken into consideration as some works may not be implemented for up to 20 years. The 7.3% developer contribution to these works is **\$39,692,786** representing **\$14,833** per lot, excluding property acquisition costs.

Regards



Renae Elrington
Regional Manager Southern