



On Public Exhibition

Draft Shellharbour City Centre Section 7.12 Contribution Plan

Exhibition period

From 24th September 2026 to 23rd October 2026

How to make a Submission

Submissions must be received in writing and addressed to
The Chief Executive Officer, Dharawal Country,
Locked Bag 155 Shellharbour City Centre, 2529
or sent by email to council@shellharbour.nsw.gov.au

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SHELLHARBOUR CITY CENTRE SECTION 7.12 CONTRIBUTION PLAN

2026

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Acknowledgement of Country

Shellharbour City Council acknowledges the Traditional Custodians of Dharawal Country and recognises their continued connection to the land. We pay our respects to Elders past, present and emerging and the contribution they make to the life of this City.

1. INTRODUCTION

1.1. NAME OF THE PLAN

This Plan is know as the Shellharbour City Centre Section 7.12 Contributions Plan 2026.

1.2. COMMENCEMENT OF THIS PLAN

This Plan commences on [date here]

1.3. GROWTH AND DEMAND

The Shellharbour City Centre has been identified as a strategic growth precinct through the NSW Government’s State-led rezoning process. The rezoning seeks to facilitate increased housing supply, employment opportunities and mixed-use development within the City Centre, reinforcing its role as the principal commercial, civic and activity centre within the Shellharbour local government area.

Strategic planning investigations undertaken to support the rezoning process indicate substantial redevelopment capacity within the City Centre. The preferred planning framework supports increased residential density, mixed-use redevelopment, enhanced public domain outcomes and improved accessibility throughout the precinct.

Table 1: Future Demand Projections

MEASURE	WITHIN EXISTING TOWN PLANNING PROVISIONS (~2013)	FROM THE STATE LED REZONING	TOTAL
Total dwelling capacity	750	9,538	~10,288 dwellings
Comercial floor space capacity	20,000m ²	47,000m ²	~67,000m ²
Retail floor space capacity	160,000m ²	60,000m ²	~220,000m ²

Source: Memo gap analysis, Briar and Strategic Cost Benefit Analysis, Atlas Economics)

Development take-up assumptions indicate that growth is expected to occur progressively over the period to 2056 at an average rate of 240 dwellings per annum. This rate will be influenced by market conditions, redevelopment feasibility, infrastructure delivery and land ownership patterns. (Atlas Economics, Strategic Cost Benefit Analysis; Atlas Economics, Economic Impact Assessment).

1.4. PURPOSE OF THE PLAN

Section 7.12 of the EP&A Act enables Council to levy a monetary contribution from any development that will, or is likely to, require the provision of or increase the demand for public infrastructure and services.

The purpose of this Plan is to establish a local infrastructure contributions framework under section 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) to help fund local infrastructure needed to support growth in Shellharbour City Centre. This Plan authorises Shellharbour City Council, to require a monetary contribution under section 7.12 of the EP&A Act towards the local infrastructure identified in this Plan.

This Plan provides a clear framework for calculating, collecting, managing and spending 7.12 contributions. It also supports the coordinated delivery of infrastructure through contributions, planning agreements, direct developer delivery, Council capital works and government funding programs.

1.5. LEVY RATES

The levy payable under this Plan is calculated as a percentage of the proposed cost of carrying out development. The as calculated in accordance with Clause 208 of the *Environmental Planning and Assessment Act*.

Table 2: Levy Rates

PROPOSED COST OF DEVELOPMENT	LEVY RATE
Up to and including \$500,000	Nil
\$500,001 to \$1,000,000	2%
More than \$1,000,000	4%

2. APPLICATION OF THIS PLAN

2.1. LAND TO WHICH THIS PLAN APPLIES

This Plan applies to the land shown in **Appendix C: Contributions plan area map (Map 1)**.

The Plan area generally comprises land within the Shellharbour City Centre precinct, including parts of the City Centre and adjoining areas identified through the State led rezoning and supporting planning investigations.

Development outside the mapped Plan area is not subject to this Plan.

2.2. DEVELOPMENT TO WHICH THIS PLAN APPLIES

This Plan applies to development on land to which this Plan applies where the development:

- is the subject of a development application, complying development certificate or other application under Part 4 of the EP&A Act;
- has a proposed cost of development that attracts a levy under section 1.5 of this Plan; and
- is not exempt under this Plan, the EP&A Act, the EP&A Regulation, a Ministerial direction or another applicable law.

2.3. EXEMPT DEVELOPMENT

Council’s approach is that development that generates demand for infrastructure and services should contribute towards the local infrastructure needed to support that development.

Development for any of the following purposes is exempt from paying a section 7.12 levy under this Plan:

- a. Seniors housing, other than a group of independent living units, where the development is carried out by or on behalf of a social housing provider
- b. Works undertaken under Division 5.1 of the EP&A Act (Part 5 development)
- c. Any other development that is exempt from section 7.12 levies under legislation, a Ministerial direction or another legal requirement.

Council may also consider a written request for an exemption in the following circumstances:

- a. public sector development, where the development has an underlying community service purpose and is operated on a not-for-profit basis, such as a courthouse, public hospital, public educational establishment or community centre;
- b. non residential development by a registered not for profit organisation, where the development has an underlying community service purpose.

A request for an exemption must be made in writing and must include reasons and supporting information.

When deciding whether to grant an exemption, Council will consider:

- a. whether the development will generate demand for infrastructure
- b. the social benefit provided by the development
- c. the implications for infrastructure funding and delivery under this Plan
- d. the applicant’s capacity to pay the levy.

An exemption only applies to the part of the development that is exempt. Where a development includes both exempt and non exempt parts, the levy applies to the non exempt part.

2.4 RELATIONSHIP TO THE SHELLHARBOUR LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN 2019

From the commencement of this Plan, the Shellharbour Local Infrastructure Contributions Plan 2019 will not apply to development on land to which this Plan applies, except where a savings or transitional arrangement as outlined in Section 2.6 applies.

The Shellharbour Local Infrastructure Contributions Plan 2019 will continue to apply to land outside the Shellharbour City Centre plan area.

2.5 RELATIONSHIP TO OTHER COUNCIL PLANS, POLICIES AND GUIDELINES

This Plan has been prepared having regard to relevant State led rezoning documents and supporting technical studies for Shellharbour City Centre.

Other relevant Council policies that have informed this plan include:

- Shellharbour City Council, Planning Agreements Policy, adopted 21 November 2021, amended 21 October 2025, review date 21 October 2029.
- Shellharbour City Council, Planning Agreements Guideline, amended 21 October 2025, review date 21 October 2029.
- Shellharbour City Council, Acquisition of Land Policy, adopted 28 November 2023, review date 28 November 2026.

2.6. SAVINGS AND TRANSITIONAL ARRANGEMENTS

This Plan applies to development applications and applications for complying development certificates that are determined on or after the commencement date of this Plan.

A development application submitted after the commencement of public exhibition of this Plan and determined after this Plan commences will be determined in accordance with the contributions plan in force at the date of determination.

This Plan does not affect the validity of any contribution condition imposed before the commencement of this Plan.

Where development has already satisfied a contribution obligation under a previous contributions plan, Council will ensure that duplicate contribution obligations are not imposed for the same development demand.

Any application to modify an existing development consent will be considered in accordance with the law applying to the application being modified and the contributions plan in force at the date of determination, to the extent permitted by law.

3. CALCULATING THE LEVY

3.1. PROPOSED COST OF DEVELOPMENT

The levy is calculated by applying the relevant levy rate to the proposed cost of carrying out the development.

The proposed cost of development must be calculated in accordance with section 208 of the EP&A Regulation, which defines what can and cannot be included when determining the cost of carrying out development, including costs associated with building works, change of use and subdivision.

The applicant must provide enough information to allow Council or the registered certifier to determine the proposed cost of development.

3.2. LEVY FORMULA

The levy is calculated as follows:

Levy Payable = Proposed Cost of Development × Applicable Levy Rate

The contribution amount will be stated in the condition of consent or complying development certificate, and will be subject to indexation, in accordance with this Plan.

3.3. COST REPORTS

An applicant must provide a cost report where required by this Plan or requested by Council.

A Cost Summary Report must include a clear estimate of the proposed cost of carrying out the development and must identify any excluded costs under section 208 of the EP&A Regulation 2021.

For larger or more complex development, a Detailed Quantity Cost Report must be prepared by a suitably qualified quantity surveyor or another person accepted by Council.

Table 3: Cost Report Requirements by Cost of Development

PROPOSED COST OF DEVELOPMENT	DRAFT REPORT REQUIREMENT
Up to and including \$200,000	Basic cost information, if requested
\$200,001 to \$3,000,000	Cost Summary Report
More than \$3,000,000	Detailed Quantity Surveyor Report

Where the initial estimated development cost is greater than \$200,000 and less than \$3 million, the Cost Summary Report must be completed by a suitably qualified person, such as an architect or project manager. Where the development cost is more than \$3 million, it must be completed by a person registered with the Australian Institute of Quantity Surveyors or a person who can demonstrate an equivalent qualification. Council may review the submitted cost estimate or may require further information where a cost estimate is incomplete, unclear, inconsistent with the proposed development, or not considered reasonable.

Council may obtain an independent review of the proposed cost of development at the applicant's cost where this is necessary to verify the levy payable.

3.4. INDEXATION

The proposed cost of development used to calculate the section 7.12 levy will be indexed at the time of payment in accordance with this Plan.

Council will index contribution rates annually using the Consumer Price Index, Australia (ABS Series Code 6401.0), All Groups CPI, Sydney. The indexed rates come into effect the day after the June quarter rate is released by the Australian Bureau of Statistics. The current indexed rates will be available on Council's website.

The indexation formula for the proposed cost of development is:

Indexed cost of development = original cost of development × current CPI ÷ base CPI

Where:

- Original cost of development means the cost of development determined at the date of consent.
- Current CPI means the latest published June quarter All Groups CPI, Sydney, available at the date of payment.
- Base CPI means the latest published June quarter All Groups CPI, Sydney, available at the date of consent.

4. PAYING THE LEVY

4.1. TIMING OF PAYMENT

The contribution must be paid at the time specified in the condition of consent or complying development certificate. The following timing applies:

Table 4: Timing of Payment by Development Type

TYPE OF DEVELOPMENT	PAYMENT TIMING
Development involving building work	Before the issue of the construction certificate
Development involving subdivision	Before the issue of the subdivision certificate
Development involving building work and subdivision	Before the construction certificate or subdivision certificate, whichever occurs first
Complying development	Before any work authorised by the complying development certificate commences

4.2. COMPLYING DEVELOPMENT

A levy under this Plan applies to complying development, where:

- the development is on land to which this Plan applies,
- the proposed cost of development meets the levy threshold, and
- the development is not exempt.

In accordance with section 4.28(9) of the EP&A Act and clause 156 of the EP&A Regulation, an accredited certifier must impose a condition requiring monetary contributions in accordance with this plan. In this regard, the registered certifier must impose a condition requiring the levy to be paid before any work authorised by the complying development certificate commences.

The registered certifier must calculate the levy in accordance with this Plan, including the applicable levy rate and indexation method.

Although it is the responsibility of accredited certifier to accurately calculate the contributions and to apply the condition correctly, it is recommended that a 'Request for Estimate of Development Contributions' form is completed and submitted, This form is available on Council's website.

4.3. DEFERRED OR PERIODIC PAYMENTS

Council may consider deferred or periodic payment only where the applicant satisfies Council that payment at the required times (outlined in 4.1 of this Plan) is unreasonable or unnecessary in the circumstances.

- Council may require an applicant seeking deferred or periodic payment to:
- make a written request before the contribution is due;
- provide reasons for the request;
- demonstrate that deferral will not prejudice infrastructure delivery;
- pay all Council costs associated with the request;
- pay the indexed contribution amount at the time payment is made; and
- provide security acceptable to Council.

Council decision to approve a request for deferred or periodic payment, is at its discretion.

In the event that Council agrees to a deferral, it will generally be offered on the following conditions:

1. The period of time for deferred payment, although flexible, will generally not exceed 12 months.
2. Should Council agree to defer the payment of a development contribution they will require the applicant to provide a Bank Guarantee from a financial institution acceptable to Council and enter into a Deed of Agreement with Council.
3. Interest must be paid on the deferred payment of contributions at the rate set annually by the Minister for Local Government in relation to outstanding rates.
4. The Bank Guarantee must be for the total amount of the contributions outstanding at the time of the deferment together with the amount of the interest as calculated at the rate referred to above.
5. The Deed of Agreement is to be prepared by Council's legal representative at the full cost of the applicant. The professional fees so incurred must be paid by the applicant direct to Council's legal representative and not through Council.
6. Council charges an administrative fee of \$500.
7. In the event that the contributions are not paid by the due date, Council will call up the Bank Guarantee.

Council may, in some circumstances, agree to vary the above procedure for entering into a deferred or periodic payment arrangement but not in the case of developments approved under a complying development certificate.

4.4. ALTERNATIVES TO MONETARY PAYMENTS

A condition placed on a development, under section 7.12 can only require a monetary contribution. However, Council may separately consider infrastructure delivery through a planning agreement, or another lawful mechanism.

Any alternative arrangement will be considered at Council's discretion and must be consistent with:

- the EP&A Act and EP&A Regulation;
- Council's Planning Agreements Policy and Guideline;
- Council's governance, procurement and probity requirements;
- the infrastructure priorities in this Plan; and
- the public benefit to be delivered.

Council is not required to accept an offer to deliver infrastructure instead of paying the levy.

Where Council agrees to an offset or alternative delivery arrangement, the agreement must clearly state the infrastructure item, value, timing, delivery responsibility, security, maintenance, handover requirements and the extent of any offset against the levy.

4.5. LOCAL CONTRIBUTIONS AND THE KEY SITE MECHANISM

Key site delivery mechanisms are proposed to be available within Shellharbour City Centre to secure infrastructure, land or other public benefits associated with increased development capacity.

Infrastructure required to be delivered as part of a key site mechanism is separate from the levy payable under this Plan. Such infrastructure is part of the planning benefit or requirement associated with the additional development capacity. It is not a substitute for local infrastructure contributions required under this Plan and therefore the delivery of the infrastructure does not exempt development from paying the levy. Where land, works or another infrastructure asset is required to be provided in exchange for additional development capacity, that land, work or asset cannot be credited, offset or claimed against a section 7.12 levy payable under this Plan.

Where a developer proposes to deliver embellishment works or additional infrastructure beyond the land, works or infrastructure required under the key site mechanism, Council may consider whether those additional works can be treated as an alternative to paying part of the section 7.12 levy. Any such arrangement will be considered at Council's discretion and must be documented through an appropriate agreement.

In considering any offset or alternative delivery arrangement in association with a key site, Council will have regard to:

- a. whether the additional works are included in, or are consistent with, the works schedule for this Plan;
- b. whether the works provide a public benefit and support the infrastructure objectives of this Plan;
- c. whether the works are beyond what is required to secure the key site benefit or additional development capacity;
- d. the value of the additional works, excluding any land, base works or infrastructure already required under the key site mechanism;
- e. whether the works can be delivered to Council's required standard;
- f. whether there are clear ownership, handover, maintenance and governance arrangements;
- g. whether the arrangement would prejudice the timing, funding or delivery of other infrastructure identified in the works schedule.

Some infrastructure items associated with key sites are also identified in the works schedule for this Plan; these items are outlined below. This ensures that the overall infrastructure network for Shellharbour City Centre can be planned, funded and delivered in a coordinated way, regardless of whether individual key sites are redeveloped, or when they are redeveloped. If an item listed in the works schedule for this Plan is provided through a key site mechanism it will be removed from the works schedule when the plan is next reviewed.

- Benson Avenue Road Widening – Land Acquisition and Works
- College Avenue Road Widening – Land Acquisition and Works
- Precinct F Local Park – Land Acquisition and Works
- Precinct A Local Park – Land Acquisition and Works
- Precinct A Multipurpose Community Facility – Land Acquisition and Works
- Benson Basin – Land Acquisition and Works

5. INFRASTRUCTURE FUNDED BY THIS PLAN

5.1. INFRASTRUCTURE STRATEGY

The infrastructure strategy for this Plan is to fund local infrastructure that supports the planned role of Shellharbour City Centre as a growing mixed-use centre. The works schedule focuses on infrastructure that:

- responds to planned growth and increased development capacity;
- supports the function, accessibility and amenity of Shellharbour City Centre;
- can be delivered by Council or through another agreed delivery mechanism;
- has an identified cost estimate and staging;
- can be coordinated with other funding sources; and
- has a clear relationship to the expected development in the Plan area.

The works schedule also includes apportioned costs for infrastructure items carried forward from the Shellharbour s7.11 contributions plan. These items have been included because they are expected to support, or be affected by, anticipated growth within the Plan area.

The Works Schedule contains timeframes for delivery. These timeframes are based off timeframes from supporting infrastructure studies as well as a general principle of enabling infrastructure such as roads and intersections coming first, then open space second, and community facilities afterwards.

- Short: 2027 - 2036
- Medium: 2037 - 2046
- Long: 2046 - 2066

5.2. WORKS SCHEDULE SUMMARY

The works schedule is included in Appendix A.

The Work Schedule has been informed by the State-led rezoning process, master planning investigations, economic and infrastructure studies, Council planning priorities and infrastructure opportunities identified through consultant investigations and stakeholder workshops. The infrastructure identified in this Plan responds to the projected increase in residents, workers and visitors and the resulting demand for local infrastructure, public facilities and services.

A summary of the Works Schedule is provided below.

Table 5: Works Schedule Summary

INFRASTRUCTURE CATEGORY	ESTIMATED COST	FUNDING THROUGH THIS PLAN	OTHER FUNDING OR DELIVERY
Transport & Movement	\$248,234,671	\$248,234,671	
Open Space & Recreation	\$131,373,977	\$100,627,210	\$30,746,767 (s7.11)
Community Facilities	\$71,612,500	\$48,602,500	\$23,010,000 (s7.11)
Stormwater & Drainage	\$62,686,329	\$62,686,329	
Plan Administration	\$7,708,612	\$6,902,261	
Total	\$521,616,089	\$467,052,971	\$54,563,118

5.3. INFRASTRUCTURE DELIVERY AND FUNDING

Council may apply contributions collected under this Plan to infrastructure identified in the Works Schedule, including the recoupment of infrastructure already provided where lawful. Council may use the levy alongside other funding and delivery mechanisms.

In order to deliver the required infrastructure to support the Shellharbour City Centre, Council may also: seek State or Federal grant funding; apply Council funds; enter into planning agreements; or require direct developer delivery through development consent conditions, where appropriate.

Roads and stormwater works funded by this Plan are generally to the upgrade of existing roads and stormwater infrastructure beyond development sites. New roads and stormwater within development sites are generally expected to be constructed by direct developer delivery through development consent conditions associated with the relevant development. Development consent conditions may also be imposed for road and stormwater upgrades where warranted by the nature of the relevant development consent.

6. PLAN ADMINISTRATION

6.1. POOLING OF CONTRIBUTIONS

In accordance with the requirements of the Environmental Planning and Assessment (Local Infrastructure Contributions – Pooling of Contributions) Direction 2020 dated 18 May 2020. This Plan authorises Council to pool s 7.11 and s7.12 contributions collected and apply them progressively towards infrastructure identified in the Works Schedule.

Pooling allows Council to coordinate infrastructure delivery, manage cash flow and deliver priority infrastructure in a practical sequence. Where pooled funds are used, Council will have regard to the timing identified in the Works Schedule, infrastructure demand, development activity, available funding and delivery readiness.

In accordance with clause 212 (6) of the EP&A Regulation, in determining whether to pool funds Council must determine that the pooling and progressive application of funds will not unreasonably affect the provision of infrastructure for which the pooled contributions were received within a reasonable time.

6.2. ACCOUNTING AND MANAGEMENT OF FUNDS

Council will account for contributions collected under this Plan in accordance with the EP&A Act, EP&A Regulation, Local Government Act, relevant accounting standards and Council’s financial management requirements.

Contributions collected under this Plan will be held as restricted funds and will not be returned to general revenue. Council will maintain records of contributions received, interest earned, expenditure, commitments and fund balances.

Interest earned on contributions collected under this Plan will be applied towards infrastructure and administration authorised by this Plan.

6.3. REPORTING

Council will report on contributions received and spent in accordance with the EP&A Act, EP&A Regulation, Local Government Act and Council’s annual reporting requirements. Reporting will identify contributions received, expenditure, works delivered, funds held and other information required by legislation.

6.4. MONITORING

Council will monitor the operation of this Plan over time. Monitoring should include development activity, contribution revenue, infrastructure costs, delivery progress, funding gaps, planning agreements, and any exemptions granted.

Monitoring will help Council understand whether the Plan remains aligned with growth, infrastructure demand, works schedule priorities and delivery capacity.

6.5. REVIEW

Council will review this Plan at least every five years from the date of commencement, or earlier if required. A review may be triggered by:

- a material change to the planning framework for Shellharbour City Centre;
- changes to dwelling, population, worker or floor space assumptions;
- changes to infrastructure scope, cost, staging or priority;
- changes to development feasibility or revenue forecasts;
- changes to legislation or Ministerial directions;
- a higher s7.12 rate requirement; or
- a Council decision to amend, replace or repeal the Plan.

6.6. AMENDMENT

Council may amend this Plan in accordance with the EP&A Act and EP&A Regulation. In accordance with clause 215(5) of the EP&A Regulation the following minor corrections may be made to this plan without preparing a new plan:

- Minor typographical errors
- Change to the rates of contributions to reflect indexation
- Remove details of works that have already been completed.

Material changes to the Plan, including changes to the Plan area, levy rate, Works Schedule or major policy settings, will be managed in accordance with statutory requirements.

6.7. REPEAL

Council may repeal this Plan in accordance with the EP&A Regulation. The repeal of this Plan does not affect any contribution condition imposed while this Plan was in force.

Any unspent contributions collected under this Plan, if repealed, will be applied in accordance with the law and any successor contributions plan adopted by Council.

APPENDIX A: REFERENCES

- Shellharbour City Council, Local Infrastructure Contributions Plan 2019, Ninth Review, Amendment 2, effective 5 June 2025.
- Shellharbour City Council, Planning Agreements Policy, adopted 21 November 2021, amended 21 October 2025, review date 21 October 2029.
- Shellharbour City Council, Planning Agreements Guideline, amended 21 October 2025, review date 21 October 2029.
- Shellharbour City Council, Acquisition of Land Policy, adopted 28 November 2023, review date 28 November 2026.

APPENDIX B: SCHEDULE OF WORKS

Table 6: Schedule of Works

REFERENCE	INFRASTRUCTURE NAME	APPORTIONMENT TO S7.12	TOTAL COSTING VALUE	COST ATTRIBUTABLE TO S7.12	TIMEFRAME FOR DELIVERY (short, medium, long)
ROADS, TRAFFIC & TRANSPORT FACILITIES					
1	Intersection upgrade: Wattle Road and Benson Avenue	100%	\$7,670,000	\$7,670,000	Medium
2	Intersection upgrade: College Avenue and Benson Avenue	100%	\$19,175,000	\$19,175,000	Medium
3	Intersection upgrade and land acquisition: Minga Avenue and Cygnet Avenue	100%	\$9,587,500	\$9,587,500	Medium
4 (note)	Intersection upgrade: Pioneer Drive and College Avenue	100%	\$3,835,000	\$3,835,000	Long
5 (note)	Road pavement, line marking, footpaths, street trees, signage + speed alterations related to growth (All Precincts)	100%	\$156,372,471	\$156,372,471	Medium
6, 7, 8	Benson Avenue 7m Widening: Land Acquisition (All Precincts)	100%	\$4,565,000	\$4,565,000	Medium
9	Benson Avenue 7m Widening: Works (All Precincts)	100%	\$8,245,250	\$8,245,250	Medium
10	College Avenue 9m Widening (east) between New Lake Entrance Road and Benson Avenue: Land Acquisition	100%	\$6,552,000	\$6,552,000	Medium
11	College Avenue 9m Widening (east) between New Lake Entrance Road and Benson Avenue: Works	100%	\$9,204,000	\$9,204,000	Medium
12	Enhancement of Remebrance Avenue: Carriageway Works and Public Domain Improvements	100%	\$8,744,801	\$8,744,801	Medium
13 (note)	DDA compliant Kiss and Ride bays near major attractions	100%	\$115,050	\$115,050	Short
14 (note)	Bus stop upgrades	100%	\$345,150	\$345,150	Short
15	Bus layover/interchange area - works	100%	\$9,587,500	\$9,587,500	Medium
16,17	Regional Cycleway Upgrade works (Precincts A, C, D and E)	100%	\$2,592,378	\$2,592,378	Medium
18	Pedestrian / cyclist crossings	100%	\$1,643,571	\$1,643,571	Medium
OPEN SPACES & COMMUNITY FACILITIES					
19	Harrison Park Upgrades: Enhancements as per Master Plan, including play space and skate park	60%	\$19,175,000	\$11,505,000	Short
20	Loftus Park: Footpath connection	100%	\$90,185	\$90,185	Medium
21	Precinct F Local Park West of Harrison Park (4,000sqm) (Stoney Range Park): Land Acquisition	100%	\$6,000,000	\$6,000,000	Medium

APPENDIX B: SCHEDULE OF WORKS

Table 6: Schedule of Works

REFERENCE	INFRASTRUCTURE NAME	APPORTIONMENT TO S7.12	TOTAL COSTING VALUE	COST ATTRIBUTABLE TO S7.12	TIMEFRAME FOR DELIVERY (short, medium, long)
22	Precinct F Local Park West of Harrison Park (4,000sqm) (Stoney Range Park): Enhancement	100%	\$1,438,125	\$1,438,125	Medium
23	Precinct B South Park (Local Park - 0.8ha) (Wattle Reserve): Enhancement including play equipment	100%	\$2,876,250	\$2,876,250	Medium
24	Precinct B North Park (Local Park - 0.8ha) (Stewart Park): Enhancement including play equipment	100%	\$2,876,250	\$2,876,250	Medium
25	Precinct A Multipurpose Community Facility (1,200sqm within floorplate 'cold shell' + car parking + open space of 0.5ha): Land Acquisition of 3,000sqm	100%	\$4,500,000	\$4,500,000	Medium
26	Precinct A Multipurpose Community Facility: 1,200sqm enhancement to achieve full fit out, including local creative/cultural space + works to achieve car parking	100%	\$19,175,000	\$19,175,000	Long
27	Precinct A Open Space: enhancement of 0.5ha co-located with multi-purpose community facility: enhancements including play equipment + 2 multi-purpose courts	100%	\$38,350,000	\$38,350,000	Medium
28	Upgrades to the linear open space south-west of Council's administrative centre, passive open space to better connect to Harrison Park	100%	\$2,876,250	\$2,876,250	Long
29	Benson Basin multipurpose community facility including sports amenities, canteen and community space	100%	\$9,587,500	\$9,587,500	Long
30	Benson Basin Park and Sportsfields: Enhancements including play equipment, 2-4 multipurpose courts e.g. basketball/tennis, 2 soccer fields/1 AFL oval + seating + carparking (carryover from s7.11 item C1.10).	60%	\$38,350,000	\$23,010,000	Medium
31	Jack Wickham Park: Enhancements, including bike facility for recreation purposes and upgrade of existing infrastructure	60%	\$4,506,125	\$2,703,675	Medium
32 (note)	S7.11 plan item - C1.08 Shell Cove Sports fields	60%	\$9,819,569	\$5,891,742	Short
33 (note)	S7.11 plan item - recoupment for C1.02 Foreshore Improvements	60%	\$5,016,223	\$3,009,734	Long
34 (note0	s7.11 plan item - C2.04 Shellharbour Performance Theatre	40%	\$38,350,000	\$15,340,000	Long

APPENDIX B: SCHEDULE OF WORKS

Table 6: Schedule of Works

REFERENCE	INFRASTRUCTURE NAME	APPORTIONMENT TO S7.12	TOTAL COSTING VALUE	COST ATTRIBUTABLE TO S7.12	TIMEFRAME FOR DELIVERY (short, medium, long)
STORMWATER WORKS					
35	Benson Basin Stormwater Upgrade: Land Acquisition (10,829sqm)	100%	\$16,243,500	\$16,243,500	Medium
36	Benson Basin Stormwater Upgrade: Works	100%	\$10,474,967	\$10,474,967	Medium
37 (note)	Road upgrade stormwater management (all precincts)	100%	\$20,967,862	\$20,967,862	Medium
38	Enhanced stormwater management related to Harrison Park Dam (works) - 1. Expanding the basin to upgrade capacity 2. Upstream widening channels 3. Upgrading interface with New Entrance Road to accommodate growth	100%	\$15,000,000	\$15,000,000	Long
Subtotal Full List			\$513,907,477	\$460,150,710	
Administration Item (1.5%)		100%	\$7,708,612	\$6,902,261	
Total Full List			\$521,616,089	\$467,052,971	

APPENDIX C: CONTRIBUTIONS PLAN AREA MAPS

Map 1: Contributions Plan Area



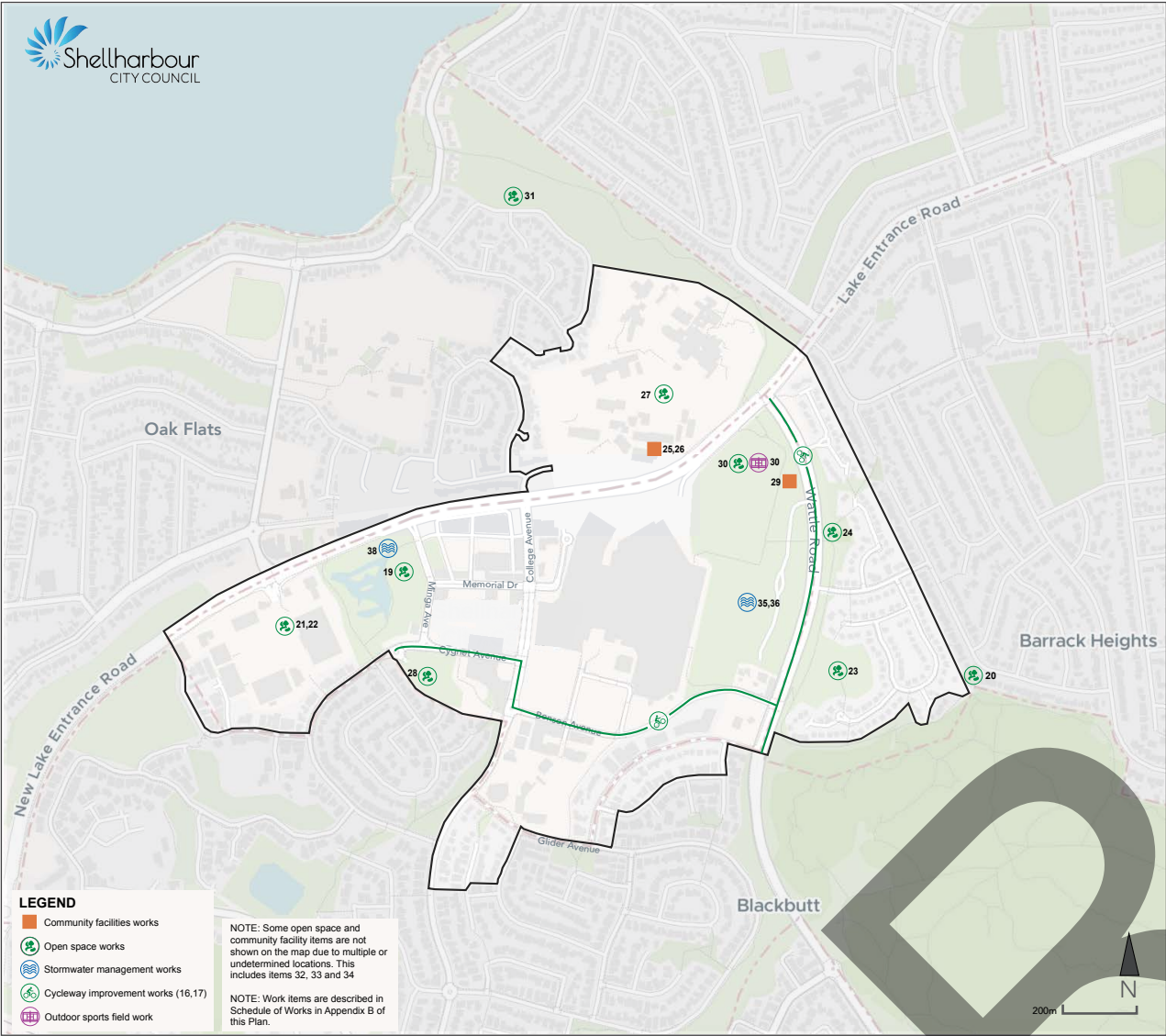
Land to which plan applies

Map 2: City Centre Precinct Structure

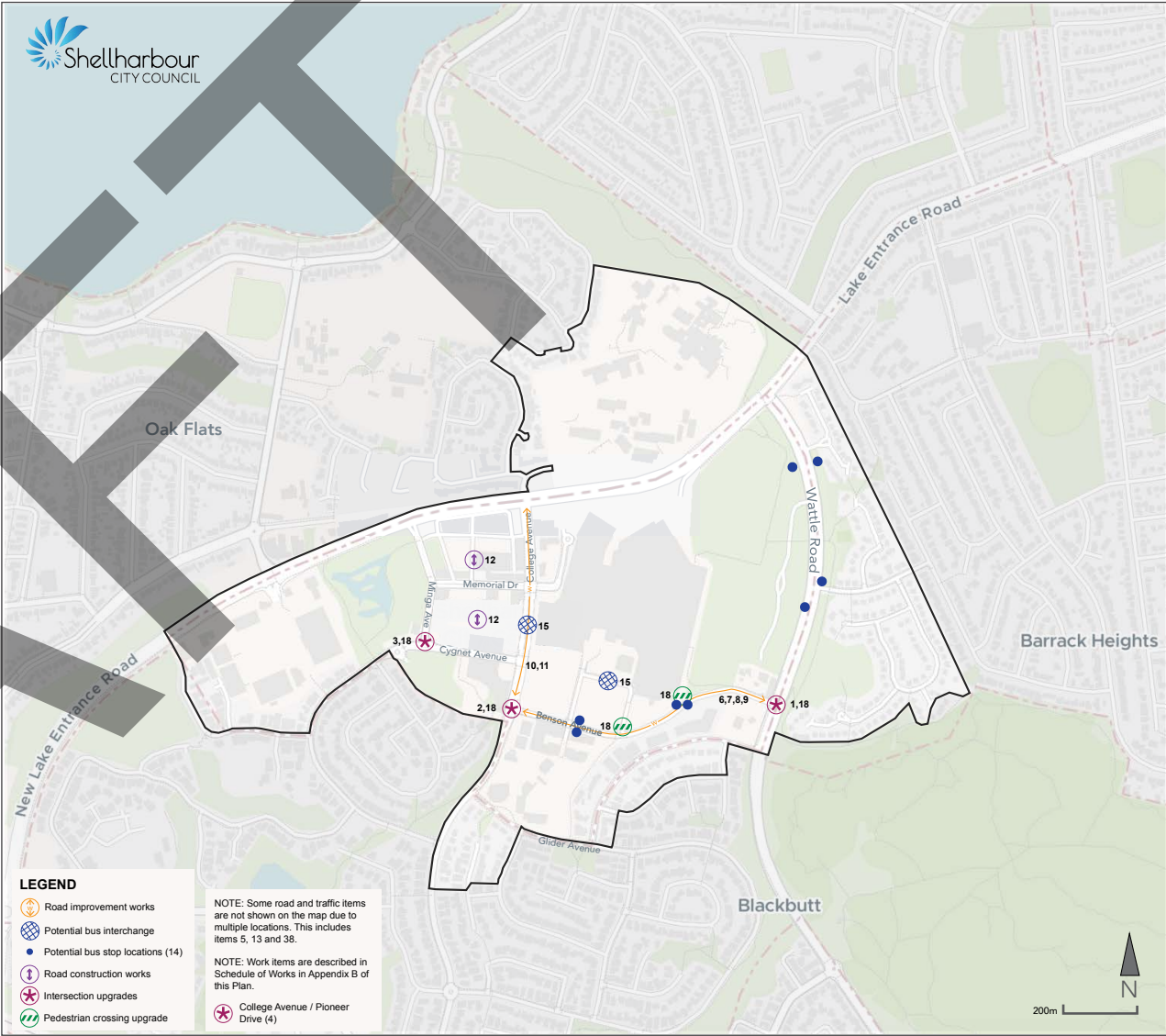


APPENDIX C: CONTRIBUTIONS PLAN AREA MAPS

Map 3: Open Space, Stormwater/Flooding, Active Transport And Community Facilities Map



Map 4: Transport Facilities Map



APPENDIX D: STANDARD CONDITION

Below is suggested wording for conditions to requirement contributions to be paid in accordance with this plan. The actual wording of the condition may vary.

A monetary contribution is to be paid to Shellharbour City Council under section 7.12 of the Environmental Planning and Assessment Act 1979.

The contribution is calculated in accordance with the Shellharbour City Centre Section 7.12 Contributions Plan 2026 as follows:

Contribution = proposed cost of development × applicable levy rate

The contribution must be paid before [insert relevant certificate or commencement trigger].

The proposed cost of development is to be indexed between the date of consent and the date of payment in accordance with the indexation method set out in the Plan.

Payment must be made to Council and evidence of payment must be provided to the certifier before the relevant certificate is issued or before works commence, as applicable.

APPENDIX E: INFRASTRUCTURE FUNDING AND DELIVERY REGISTER

Table 8: Infrastructure funding and delivery register

ITEM ID	INFRASTRUCTURE ITEM	S7.12	S7.11	VPA	DIRECT DELIVERY	GOV. FUNDING
X	x	x	x			
X	x	x	x			

APPENDIX F: CURRENT PLANNING AGREEMENTS IN THE SHELLHARBOUR CITY CENTRE

Table 9: Planning agreements relevant to the Shellharbour City Centre

PLANNING AGREEMENT/SITE	STATUS	INFRASTRUCTURE OUTCOME	RELATIONSHIP TO THE PLAN
Lot 1 & 2 DP 1231355, 6 Benson Avenue, Shellharbour City Centre NSW 2529	Executed on 31 October 2018	The developer has entered into a Planning Agreement to undertake the design and construction of traffic lights at the intersection of Benson Avenue and Lamerton Cresnet (road works) in conjunction with construction of the Development and complete the works prior to the issue of any occupation certificate for the Development. Council will provide the allocated funding of \$308,621 to the Developer via reimbursement upon completion; related development application DA0029/2016 (Modification No DAM0041/2017).	The development at 6 Benson Avenue directly adjoins the proposed road widening along Benson Avenue identified in this Section 7.12 Contributions Plan. The development will also benefit from the proposed linear corridor extending along Benson Avenue, connecting to the open space behind the Civic Centre and continuing to Harrison Park.





Shellharbour City Council
Dharawal Country
76 Cygnet Avenue, Shellharbour City Centre NSW 2529

Telephone: (02) 4221 6111
Email: council@shellharbour.nsw.gov.au

shellharbour.nsw.gov.au

Shellharbour City Council Admin Building