

**Submission
No 3**

**PERFORMANCE OF THE REGIONAL INVESTMENT ACTIVATION FUND AND
THE REGIONAL JOB CREATION FUND**

Organisation: Jamberoo Action Park

Date Received: 9 October 2023

9 October 2023

Dear Legislative Committee,

Re: Regional Investment Activation Fund and the Regional Job Creation Fund

We thank you for the opportunity to provide feedback regarding the performance of the Regional Investment Activation Fund and the Regional Job Creation Fund.

Propix Pty Ltd (t/a Jamberoo Action Park) was a beneficiary of the Regional Job Creation Fund in 2021, which provided \$600 000 in funding towards the development of our latest ride precinct, Velocity Falls. This \$10 million development was completed in September 2022. Some of the key benefits of this investment included:

- Approximately \$6 million injected into the local economy during the construction phase;
- An increase in visitation to Jamberoo Action Park of 25% (an additional 60,000 visitors), 20% of whom are expected to have stayed overnight in the region.
- Providing employment opportunities to an additional 50 seasonal attendants, and an increase of 20% in wages paid (\$5 million in total).

The provision of these funds provided the business with confidence to continue investing despite uncertainty in the macroeconomic environment. The representatives for Dep. of Regional NSW in the Illawarra/Shoalhaven have been fantastic in bringing to our attention funding opportunities and assisting with submission preparation. We would like to thank you for the assistance thus far, and strongly encourage any further investment in regional tourism that will fast track investment strategies, create further jobs, and provide broader economic benefits to the local community through the construction phase and resulting increases in visitation to our region.

Unfortunately however, our experience is that the Development Application and Modification process is a major impediment of the planning process and has the opposite impact – discouraging investment due to the arduous, costly and timely processes.

To begin the process, the number of required accompanying expert reports can take 12 months to obtain, and the costs of these reports can total a staggering \$100 000 - \$200 000. This can be a major risk to undertake before we are assured approval that such a development will be approved. As the application process continues, we find it encourages adverse comment and the economic benefits provided from such projects are not dedicated enough weight in the determination of an application.

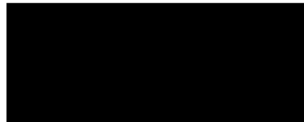
During construction, feedback from private certifiers is that the legislative changes now provide no discretion to approve minor amendments to designs, instead requiring a modification to the development consent. Our last modification submitted took 7 months to be approved, again delaying economic benefits in the construction phase and ongoing tourism trade.

While we do not want the later to overshadow the high praise we have for the Regional Activation and Job Creation Funds, our experience has been that the processes and costs involved in the planning system a working in stark contradiction to what the funds aim to achieve.

If any further detail or information is helpful, please do not hesitate to contact us via email or phone.

Thank you again for providing the opportunity to deliver feedback via this submission, and dedicating the time to consider the performance of these funds and associated impediments in order to benefit regional NSW into the future.

Yours Sincerely,



Matt George
General Manager

