



## **Section 94 Contributions Plan 2004**

**Amendment No. 75**

### ***Area 1 Passive Open Space***

North Nowra 01 OREC 0001  
Bomaderry 01 OREC 0002  
Nowra 01 OREC 0003  
Greenwell Point 01 OREC 0004  
Kangaroo Valley 01 OREC 0005  
Berry 01 OREC 0006  
Shoalhaven Heads 01 OREC 0007  
Cambewarra 01 OREC 0008  
Berry Gardens Estate 01 OREC 0009  
Falcon Crescent, North Nowra 01 OREC 0011  
South-East Nowra Worrigeer 01 OREC 0013

**Reference 28707**

**Adopted by Council: 19 October 2004**  
**Effective from: 17 November 2004**

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## Table of Contents

1.	<b>INTRODUCTION</b> .....	1
2.	<b>LEGAL</b> .....	1
3.	<b>PLANNING AREA 1</b> .....	1
4.	<b>PURPOSE OF THE PLAN</b> .....	1
5.	<b>DELETED PROJECTS</b> .....	2
6.	<b>CURRENT PROJECTS</b> .....	3
7.	<b>NEW PROJECTS</b> .....	3
8.	<b>LAND TO WHICH THE PLAN APPLIES</b> .....	3
9.	<b>DEVELOPMENT AND DEMAND NEXUS</b> .....	4
10.	<b>CONTRIBUTIONS FORMULA</b> .....	5
11.	<b>CONTRIBUTION RATES</b> .....	5
12.	<b>CONTRIBUTION PAYMENT</b> .....	5
12.1	Method of Payment .....	5
12.2	Deferment .....	5
12.3	Land Dedication .....	6
13.	<b>ESTIMATED COST</b> .....	6
14.	<b>SCHEDULE OF FACILITIES</b> .....	6
14.1	Standard of Provision .....	6
14.2	Performance Criteria .....	6
14.3	Subdivision Design .....	7
14.4	Selection of Areas .....	7
14.5	Passive Open Space Acquisition .....	8
14.6	Passive Open Space .....	8
15.	<b>TIMING</b> .....	8
	<b>APPENDICES</b> .....	9
	<b>REFERENCES</b> .....	9

## 1. Introduction

In providing new parks and reserves, Council has made a distinction between “active” and “passive” recreation. Such classifications represent some difficulty in that “active” recreation essentially reflects organised sports rather than a level of activity. Active recreation therefore has different site/area requirements to passive recreation. As such, Council considers it important and necessary to maintain areas within the residential district where both passive and informal active recreation can occur.

Active recreation is addressed in a separate component of the Section 94 Contributions Plan.

As Council’s policy toward active recreation is implemented, however, the standard and usage of passive open space is being monitored.

## 2. Legal

This Contribution Plan has been prepared under Section 94 of the Environmental Planning and Assessment (E P & A) Act 1979 in accordance with Clauses 26 to 31 (incl) of the E P & A Regulation 2000.

## 3. Planning Area 1 Nowra/Bomaderry

- The largest percentage of people resides in the Nowra/Bomaderry and Northern Shoalhaven Planning Area (47%) or 39,274 people. The majority of these people are located within the Nowra/Bomaderry urban area.
- The Northern Shoalhaven Planning Area has a younger profile than the remainder of the City, with 19.7% of

the precinct’s residents under 12 years of age.

- The largest percentage of Aboriginal and Torres Strait Islanders (58%) reside in this precinct.
- This area has the largest percentage of one-parent families within the Shoalhaven (16.8%).
- Area 1 has the lowest unemployment rate (9.3%) and the highest percentage of residents in the labour force (52.2% of the total labour force of the Shoalhaven).
- Households in Area 1 have the highest average weekly income (\$825 per week), although this is still below the average for the Illawarra and NSW.
- Most public housing is located within Area 1 as well as the highest percentage of flat, unit or apartment buildings (6.5%) and percentage of dwellings rented (26.7%).

Age Characteristics relating to Planning Area 1 are shown in the *Area 1 Population Age Characteristics* table in the Appendices to this Plan.

## 4. Purpose of the Plan

(Clause 27(1)(a)  
E P & A Regulation 2000)

The objective of the Plan is to provide for public open space that meets user requirements for outdoor recreational and social activities and for landscaping that enhances the identity and environmental health of the community.

The purpose (aim) of the Plan is to fund the costs of providing passive open space facilities within Planning Area 1 by way of a Section 94 levy on new (future)

development of land within the relevant project benefit areas.

A further aim of this Plan is to delete eight Area 1 passive open space projects from the Section 94 Contributions Plan 1993. This plan retains one existing project for Berry Gardens Estate and creates two new projects for Falcon Street North Nowra and Old Southern Road, Worrigeer.

## **5. Deleted Projects**

The following eight projects are deleted from the Section 94 Contributions Plan 1993:

### **01 OREC 0001 North Nowra**

Since July 1993 Council has acquired 118,167m<sup>2</sup> of passive open space in the North Nowra urban area. Excluding the Falcon Crescent Crown land, adequate passive open space areas now exist to meet capacity demand. Project funds will be spent on upgrading and embellishment of the existing public reserves in the North Nowra urban area.

### **01 OREC 0002 Bomaderry**

Given the large amount of passive open space dedicated in connection with the subdivisions off Jasmine Drive, there is adequate open space within the Bomaderry urban area to meet capacity demand. Project funds will be spent on upgrading and embellishment of the existing public reserves in the Bomaderry urban area.

### **01 OREC 0003 Nowra**

Central Nowra urban area is essentially developed with only a little infill development expected. Adequate passive open space exists within central Nowra urban area to meet capacity demand. Project funds will be spent on upgrading and embellishment of existing public reserves within the central Nowra urban area.

### **01 OREC 0004 Greenwell Point**

Greenwell Point village is essentially developed with adequate passive open space to meet capacity demand. Project funds will be spent on upgrading and embellishment of existing public reserves within the village of Greenwell Point.

### **01 OREC 0005 Kangaroo Valley**

The Kangaroo Valley village is essentially developed with only a little infill development expected. Adequate passive open space areas exist within the village area to meet capacity demand.

### **01 OREC 0006 Berry**

The existing town of Berry is essentially developed with adequate passive open space to meet capacity demand. Project funds will be spent on upgrading and embellishment of existing public reserves in Berry.

### **01 OREC 0007 Shoalhaven Heads**

Vacant Crown land at Shoalhaven Heads has been incorporated into National Park and will not be developed. Shoalhaven Heads village area is essentially developed with only limited infill development expected. Adequate passive open space exists to meet capacity demand. Project funds will be spent on upgrading and embellishment of existing public reserves within the village of Shoalhaven Heads.

### **01 OREC 0008 Cambewarra**

Cambewarra village is now fully developed. Recent subdivision developments have dedicated sufficient passive open space to meet capacity demand.

## 6. Current Projects

### 01 OREC 0009 Berry Gardens Estate Provision of Passive Open Space

In anticipation of development in the area west of Berry, Council has prepared Development Control Plan (DCP) No 70 to guide development of the Berry Gardens Estate. This DCP came into effect on the 25<sup>th</sup> June 1998.

DCP No 70 identified the need for the provision of certain facilities to ensure that residential amenity standards will be achieved and that the environmental quality of the area is not compromised. In this regard, Council has recognised the need for the provision of passive open space areas.

## 7. New Projects

### 01 OREC 0011 Falcon Crescent, North Nowra Provision of Passive Open Space

Based upon current environmental planning instruments it is expected the only substantial future development at North Nowra will occur on Crown land within the Falcon Crescent road reserve. It is estimated that subdivision development of this area could yield approximately 355 new lots.

Given the 2001 ABS Census occupancy rate of 2.72 persons per dwelling for the North Nowra urban area, it is estimated that this development could accommodate up to 979 people when fully developed.

At a rate of 12m<sup>2</sup> per person, 11,750m<sup>2</sup> of passive open space would be needed to meet the demand at capacity.

This Plan takes account the likely future demand for passive open space within the Falcon Crescent vacant Crown land area,

by creating a new project for this purpose.

### 01 OREC 0013 Old Southern Road, Worrigeer Provision of Passive Open Space

This Plan creates a new project for the provision of passive open space for the Worrigeer residential area that more realistically reflects local needs and enables more effective provision of facilities.

Council's Land Use Survey 2000 indicates there are 57 existing dwellings and vacant lots in the Old Southern Road, Worrigeer area. Under current zoning there is capacity for 1,063 dwellings, leaving a potential growth of approximately 1,006 dwellings.

Given the 2001 ABS Census occupancy rate of 2.19 persons per dwelling and a demand rate of 12m<sup>2</sup> per person, a total of 26,438m<sup>2</sup> of passive open space will be required to service the future needs of the new population.

This Plan creates a new project for passive open space in the Old Southern Road Worrigeer residential area.

## 8. Land to which the Plan Applies

(Clause 27(1)(d) E P & A  
Regulation 2000)

### Benefit Area 01 OREC 0009 Berry Gardens Estate Provision of Passive Open Space

The Benefit Area comprises the land within the Berry Gardens Estate and applies to land generally bounded by the Princes Highway, Schofields Lane and Kangaroo Valley Road, identified in Development Control Plan No 70 for the development of the Berry Gardens Residential Estate.

More specifically, the land is described as follows:

- Lots 73 & 79 DP 4468;
- Lot 4 DP 1011021;
- Lot 2 DP 1029237;
- Lots 25 & 26 DP 13701; and
- Lots 33, 34, 35 & 36 DP 13701.

The subject land is shown hatched and bounded by a thick black line on the *Benefit Area Map* associated with this project in the Appendices to this Plan.

**Benefit Area 01 OREC 0011  
Falcon Crescent, North Nowra  
Provision of Passive Open Space**

Essentially, the Benefit Area comprises vacant Crown Land bounded by the Falcon Crescent road reserve located on the eastern side of Illaroo Road at North Nowra.

More specifically, the land is described as:

- Lot 154 DP 751258  
(No 241) Illaroo Road;
- Part Lot 151 DP 751258  
(No 245) Illaroo Road;
- No 257 Illaroo Road;
- No 267 Illaroo Road; and
- Lot 152 DP 751258  
(No 283) Illaroo Road.

The subject land is shown hatched and bounded by a thick black line on the *Benefit Area Map* associated with this project in the Appendices to this Plan.

**Benefit Area 01 OREC 0013  
Old Southern Road, Worrigeer  
Provision of Passive Open Space**

The Benefit Area comprises urban land adjoining Old Southern Road.

The subject land is shown hatched and bounded by a thick black line on the *Benefit Area Map* associated with this project in the Appendices to this Plan.

**9. Development and  
Demand Nexus**

(Clause 27(1)(c)  
E P & A Regulation 2000)

**01 OREC 0009  
Berry Gardens Estate  
Provision of Passive Open Space**

In accordance with Clause 2.4 of DCP 70 the area of land within the DCP currently zoned Open Space 6(c) is required for passive open space uses.

A portion of this land will be required for pollution control, leaving approximately 3.4ha for passive open space use.

Other lands identified as open space in the Berry Gardens Estate, are required for drainage reserves or as visual buffers between land uses.

In accordance with Clause 2.4 (b) of Development Control Plan No 70, all open space, drainage reserves and buffer areas will be dedicated to the public at no cost to Council. For location details, refer to the *Locality Map* associated with this project in the Appendices to this Plan.

**01 OREC 0011 Falcon Crescent  
01 OREC 0013 Old Southern Road,  
Worrigeer  
Provision of Passive Open Space**

Whilst the City of Shoalhaven is well endowed with Passive Open Space land, the majority of this land is rural bushland, land for environmental protection and/or inaccessible beach foreshore.

The Shoalhaven suffers from two main problems: abundant open space which is under utilised due to poor access and lack of facilities; and the lack of open space that is accessible to immediate residents in some residential areas, which are experiencing infill development.

Council has recognised the importance of the use of passive areas as a high priority in the Shoalhaven.

Council has, therefore, examined the potential for development and the likely future population characteristics in each area to arrive at an estimate of passive open space requirements and has identified certain lands for such a purpose in this Plan. Such land may include areas of urban bushland and land for the protection of local creeks and streams.

**Apportionment**

Council considers that the current level of passive open space provision is adequate to serve the existing population's requirements. This Plan, therefore, provides that only new (future) development is levied for the acquisition of land for passive open space.

**10. Contributions Formula**

(Clause 27(1)(d)  
E P & A Regulation 2000)

The contribution rate is determined by dividing the estimated cost of the facilities by the number of potential new (future) dwellings benefiting from the project. That is:

$$\text{Contribution} = \frac{\text{Estimated Project Cost}}{\text{Estimated Number of Potential New Benefiting Dwellings}}$$

**11. Contribution Rates**

(Clause 27(1)(e)  
E P & A Regulation 2000)

In accordance with the above formula, a contribution rate per lot/dwelling (E.T.) has been calculated for the projects contained in this Plan as follows:

- 01 OREC 0009 = \$2,890.96/E.T.
- 01 OREC 0011 = \$2,035.21/E.T.
- 01 OREC 0013 = \$1,138.36/E.T.

The above contributions are adjusted annually in line with movements in the Constant Price Index. For more detailed information relating to contribution rates, refer to the *Apportionment Tables & Estimated Costs* in the Appendices to this Plan.

**12. Contribution Payment**

(Clause 27 (1) (f)  
E P & A Regulation 2000)

The Passive Open Space contribution is required for all development, other than industrial or commercial uses.

**12.1 Method of Payment**

The methods for the payment of monetary Section 94 contributions are:

- cash;
- money order; or
- bank cheque.

The payment for residential development will be by way of cash contributions per lot (E.T.) on releases of the linen plan where subdivision is involved.

For other types of development, or where construction is involved, cash payment will be made prior to the issuing of the construction certificate.

**12.2 Deferment**

Under exceptional circumstances only, and subject to suitable financial undertakings, Council may allow the deferment of the monetary contributions payment, provided the following criteria are satisfied that:

- the contribution(s) do not relate to facilities that could threaten public health or safety;

- the maximum deferral period not to exceed two years from the date of the building permit, release of the linen plan or the endorsement date of the development consent; and
- the applicant will be required to provide:
  - a bank guarantee for the required amount, plus a penalty interest rate apportioned over the period of the bank guarantee; and
  - payment of a minor administration fee.

Deferral of Section 94 contribution payments is based on individual merit. Precedents set by this, or any other council should not be relied upon.

The interest rate applying to authorised deferred payments will be in accordance with the current interest rates charged by Council on overdue rates.

Deferred or periodic payments are subject to the approval of the Director Development and Environmental Services Group, or his nominee.

### **12.3 Land Dedication**

Council will require the dedication of land identified for acquisition in this Plan.

The suitability of such land will be assessed at the development or subdivision application stage. In the event the development is approved, Council will commission a valuation of the subject land.

Upon agreement of the land's value, and the exchange of contracts, the value of the land may be offset against the passive open space monetary contribution.

Where land has not been identified for acquisition in this Plan, a monetary contribution will be required.

### **13. Estimated Cost**

(Clause 27(1)(g)  
E P & A Regulation 2000)

01 OREC 0009 = \$1,023,400  
01 OREC 0011 = \$ 722,500  
01 OREC 0013 = \$1,145,195

The above Estimated Costs are adjusted annually in line with movements in the Constant Price Index. For more detailed information relating to the estimated costs, refer to *Apportionment Tables & Estimated Costs* in the Appendices to this Plan.

### **14. Schedule of Facilities**

(Clause 27(1)(g)  
E P & A Regulation 2000)

This Plan provides for the following facilities:

#### **14.1 Standard of Provision**

Based on Land and Environment Court precedent, Council adopted a standard based on the local area occupancy and a rate of 12 m<sup>2</sup> per person as a reasonable amount for the passive open space contribution.

Where Council does accept land in lieu of a monetary contribution, pathway and drainage areas may not necessarily qualify as part of the passive open space contribution. Council seeks to maintain the existing character of the particular urban area where urban expansion is proposed by negotiation with the developer at the time of rezoning.

#### **14.2 Performance Criteria**

In accordance with Element RE7 in DCP No 100, Subdivision Code, the Public Open Space objective is to provide, where appropriate, public open space that meets user requirements for outdoor recreational and social activities and for landscaping



that contributes to the identity and environmental health of the community.

In this regard, the objectives may be achieved by addressing the following criteria:

- A range of recreation settings, corridors for community paths and attractive urban environment settings and focal points.
- Adequate facilities to meet the needs of the community as reflected by indicators such as population density and demographic structures.
- Accessibility to users in conjunction with other existing facilities.
- Opportunities for the incorporation of existing trees, streams and other sites of natural or cultural value and linkage of habitats and wildlife corridors.
- Public safety and reasonable amenity of adjoining land users in the design of facilities and associated engineering works.
- Opportunities to link public open spaces into a legible network. For example, for regional open space to meet neighbourhood open space requirements.
- A clear relationship between public reserve and adjoining land uses established by appropriate treatment including alignment fencing, landscaping, and issues of security and surveillance.
- Avoidance of continual lengths of solid fencing along open space areas for security, surveillance, aesthetic and maintenance reasons.

### **14.3 Subdivision Design**

In subdivision design, areas proposed for passive open space must satisfy the following criteria:

- provision of the required amount of passive open space within the relevant benefit area, generally located at the centre of (or most accessible location within) the subdivision development where possible;
- the land must be serviced;
- the land must be relatively level;
- the land must be suitable for the purposes of passive recreation;
- the land should have safe and reasonable pedestrian access available for local residents from all parts of the subdivision (and adjoining development where applicable);
- land essentially used for drainage purposes may not be acceptable as passive open space; and
- where appropriate, adjoining developers are encouraged to co-ordinate their subdivision development in order to optimise the provision of passive open space.

### **14.4 Selection of Areas**

The land identified for passive open space acquisition has been selected on the basis of an area by area analysis, taking into account:

- the location of existing open space;
- accessibility;
- potential linkages;
- visual analysis;
- potential population and development;
- passive open space requirement;

- topography;
- local zoning; and
- planning objectives.

#### **14.5 Passive Open Space Acquisition**

This Plan has identified certain lands to be acquired for the provision of passive open space. Consultants to Council have assessed the value of these lands. Land identified for acquisition, together with the area required is described as follows:

##### **01 OREC 0009 Berry Gardens Estate Provision of Passive Open Space**

In accordance with Clause 2.4 of DCP 70 the area of land within the DCP currently zoned Open Space 6(c) is required for passive open space uses.

A portion of this land will be required for pollution control, leaving approximately 3.4ha for passive open space use.

Other lands identified in the submitted plan as open space in the Berry Gardens Estate are required for drainage reserves or as visual buffers between land uses.

In accordance with Clause 2.4 (b) of Development Control Plan No 70, all open space, drainage reserves and buffer areas will be dedicated to the public at no cost to Council.

##### **01 OREC 0011 Falcon Crescent, North Nowra Provision of Passive Open Space**

The provision of at least 11,750m<sup>2</sup> of passive open space area is required.

Subject to Council approval of the subdivision, the area required for passive open space may adjoin the existing public reserve located on Lot 3 DP 573604.

##### **01 OREC 0013 Old Southern Road Worrigee Provision of Passive Open Space**

Pt Lot 286 DP 755952	=	4,330m <sup>2</sup>
Pt Lot 287 DP 755952	=	3,270m <sup>2</sup>
Pt Lot 288 DP 755952	=	3,950m <sup>2</sup>
Pt Lot 289 DP 755952	=	4,160m <sup>2</sup>
Pt Lot 188 DP 755952	=	10,728m <sup>2</sup>
<b>Total</b>	<b>=</b>	<b>26,438m<sup>2</sup></b>

#### **14.6 Passive Open Space Embellishment**

This Plan provides for the embellishment of passive open space areas proposed to be acquired. Embellishment of future local public areas may include all or some of the following works and improvements:

- Enhanced Landscaping & Foreshore Access
- Additional and/or Replacement of Play Equipment
- Improved Car Parking Facilities
- Improved Drainage
- Facility Upgrade eg barbeque equipment, improved seating and shelters.
- Amenities Buildings
- Seating/Shelters
- Walking Paths
- Signage

#### **15. Timing** (Clause 27(1)(g) E P & A Regulation 2000)

It is anticipated that the passive open space facilities identified in this Plan will be provided during the construction stage of the subdivision.

It is not possible to accurately prepare a program for the dedication and acquisition of passive open space provision based on specific dates. This is because of the uncertainty associated with predicting when privately owned land will be subdivided.

It is, however, Council's intention to acquire the subject lands at the time substantial subdivision occurs. This is because that is the time of major demand for new passive open space.

Section 94 Contributions Plan 2004  
Passive Open Space, being this written  
Statement and accompanying maps, was

Adopted by Council: 19 October, 2004

and

Became effective from: 17 November, 2004

## Appendices

- A Area 1 Population Age Characteristics
- B 01 OREC 0009: Benefit Area Map
- C 01 OREC 0011: Benefit Area Map
- D 01 OREC 0013: Benefit Area Map
- E 01 OREC 0009: Apportionment Table & Estimated Cost
- F 01 OREC 0011: Apportionment Table & Estimated Cost
- G 01 OREC 0013: Apportionment Table & Estimated Cost
- H 01 OREC 0009: Locality Map
- I 01 OREC 0011: Locality Map
- J 01 OREC 0013: Locality Map



RD Pigg  
General Manager  
Date: 11 . 11 . 04

## References

- Section 94 Environmental Planning & Assessment Act, 1979;
- Clauses 26-38 (inclusive) Environmental Planning & Assessment Regulation 2000; and
- Shoalhaven City Council Contributions Plan Manual 1993; and
- Shoalhaven City Council DCP No 100 – Subdivision Code.

## Appendix A - Area 1 Population Age Characteristics

<b>Census Applications Small Area System - 1991</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
0-4	1,616	4.71%	1,438	4.19%	3,054	8.90%
5-9	1,473	4.29%	1,507	4.39%	2,980	8.68%
10-14	1,424	4.15%	1,332	3.88%	2,756	8.03%
15-19	1,280	3.73%	1,130	3.29%	2,410	7.02%
20-24	1,090	3.18%	1,049	3.06%	2,139	6.23%
25-29	1,194	3.48%	1,199	3.49%	2,393	6.97%
30-34	1,355	3.95%	1,476	4.30%	2,831	8.25%
35-39	1,268	3.69%	1,336	3.89%	2,604	7.59%
40-44	1,252	3.65%	1,217	3.55%	2,469	7.19%
45-49	954	2.78%	905	2.64%	1,859	5.42%
50-54	762	2.22%	771	2.25%	1,533	4.47%
55-59	656	1.91%	790	2.30%	1,446	4.21%
60-64	776	2.26%	872	2.54%	1,648	4.80%
65-69	757	2.21%	770	2.24%	1,527	4.45%
70-74	560	1.63%	607	1.77%	1,167	3.40%
75+	588	1.71%	915	2.67%	1,503	4.38%
<b>Total</b>	<b>17,005</b>	<b>49.55%</b>	<b>17,314</b>	<b>50.45%</b>	<b>34,319</b>	<b>100.00%</b>

<b>Census Applications Small Area System - 1996</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
0-4	1,573	4.21%	1,520	4.07%	3,093	8.28%
5-9	1,665	4.46%	1,561	4.18%	3,226	8.63%
10-14	1,560	4.18%	1,587	4.25%	3,147	8.42%
15-19	1,298	3.47%	1,166	3.12%	2,464	6.59%
20-24	1,016	2.72%	1,028	2.75%	2,044	5.47%
25-29	1,083	2.90%	1,188	3.18%	2,271	6.08%
30-34	1,321	3.54%	1,301	3.48%	2,622	7.02%
35-39	1,447	3.87%	1,525	4.08%	2,972	7.95%
40-44	1,245	3.33%	1,390	3.72%	2,635	7.05%
45-49	1,257	3.36%	1,222	3.27%	2,479	6.63%
50-54	918	2.46%	1,011	2.71%	1,929	5.16%
55-59	839	2.25%	867	2.32%	1,706	4.57%
60-64	761	2.04%	849	2.27%	1,610	4.31%
65-69	857	2.29%	915	2.45%	1,772	4.74%
70-74	705	1.89%	778	2.08%	1,483	3.97%
75+	728	1.95%	1,184	3.17%	1,912	5.12%
<b>Total</b>	<b>18,273</b>	<b>48.90%</b>	<b>19,092</b>	<b>51.10%</b>	<b>37,365</b>	<b>100.00%</b>

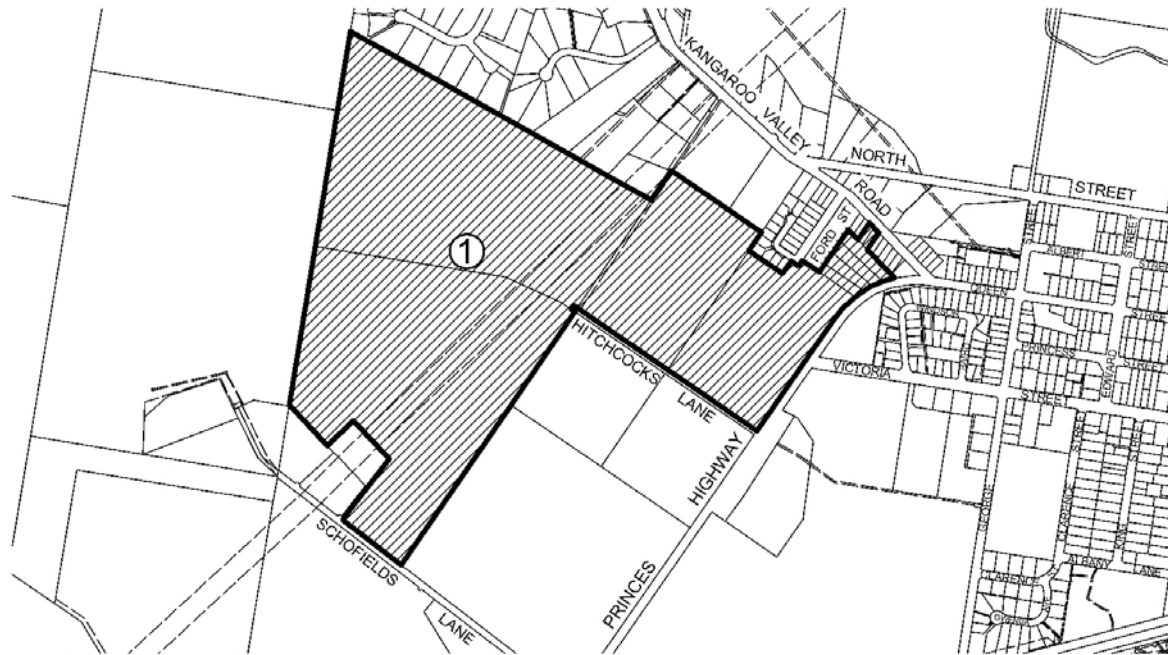
<b>Census Applications Small Area System - 2001</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
0-4	1,395	3.56%	1,245	3.18%	2,640	6.74%
5-9	1,626	4.15%	1,501	3.83%	3,127	7.99%
10-14	1,684	4.30%	1,508	3.85%	3,192	8.15%
15-19	1,391	3.55%	1,427	3.64%	2,818	7.20%
20-24	1,042	2.66%	931	2.38%	1,973	5.04%
25-29	1,036	2.65%	984	2.51%	2,020	5.16%
30-34	1,041	2.66%	1,170	2.99%	2,211	5.65%
35-39	1,281	3.27%	1,305	3.33%	2,586	6.61%
40-44	1,402	3.58%	1,616	4.13%	3,018	7.71%
45-49	1,292	3.30%	1,383	3.53%	2,675	6.83%
50-54	1,272	3.25%	1,314	3.36%	2,586	6.61%
55-59	1,035	2.64%	1,115	2.85%	2,150	5.49%
60-64	928	2.37%	982	2.51%	1,910	4.88%
65-69	843	2.15%	956	2.44%	1,799	4.60%
70-74	834	2.13%	893	2.28%	1,727	4.41%
75-79	606	1.55%	727	1.86%	1,333	3.40%
80-84	344	0.88%	461	1.18%	805	2.06%
85-89	162	0.41%	252	0.64%	414	1.06%
90-94	35	0.09%	95	0.24%	130	0.33%
95-99	6	0.02%	28	0.07%	34	0.09%
100+	0	0.00%	3	0.01%	3	0.01%
<b>Total</b>	<b>19,255</b>	<b>49.18%</b>	<b>19,896</b>	<b>50.82%</b>	<b>39,151</b>	<b>100.00%</b>

<b>Year 2006 Estimate</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
0 to 4	1,780	3.71%	1,600	3.33%	3,380	7.04%
5 to 9	1,830	3.81%	1,750	3.65%	3,580	7.46%
10 to 14	1,900	3.96%	1,790	3.73%	3,690	7.69%
15 to 19	1,760	3.67%	1,600	3.33%	3,360	7.00%
20 to 24	1,660	3.46%	1,520	3.17%	3,180	6.63%
25 to 29	1,450	3.02%	1,360	2.83%	2,810	5.85%
30 to 34	1,610	3.35%	1,530	3.19%	3,140	6.54%
35 to 39	1,500	3.13%	1,580	3.29%	3,080	6.42%
40 to 44	1,660	3.46%	1,650	3.44%	3,310	6.90%
45 to 49	1,730	3.60%	1,790	3.73%	3,520	7.33%
50 to 54	1,450	3.02%	1,550	3.23%	3,000	6.25%
55 to 59	1,400	2.92%	1,470	3.06%	2,870	5.98%
60 to 64	1,100	2.29%	1,230	2.56%	2,330	4.85%
65 to 69	1,010	2.10%	1,140	2.38%	2,150	4.48%
70 to 74	820	1.71%	980	2.04%	1,800	3.75%
75 +	1,110	2.31%	1,690	3.52%	2,800	5.83%
<b>Total</b>	<b>23,770</b>	<b>49.52%</b>	<b>24,230</b>	<b>50.48%</b>	<b>48,000</b>	<b>100.00%</b>

<b>Year 2011 Estimate</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
<b>0-4</b>	1,915	3.65%	1,760	3.36%	<b>3,675</b>	<b>7.01%</b>
<b>5-9</b>	1,910	3.65%	1,850	3.53%	<b>3,760</b>	<b>7.18%</b>
<b>10-14</b>	1,945	3.71%	1,850	3.53%	<b>3,795</b>	<b>7.24%</b>
<b>15-19</b>	1,815	3.46%	1,675	3.20%	<b>3,490</b>	<b>6.66%</b>
<b>20-24</b>	1,830	3.49%	1,620	3.09%	<b>3,450</b>	<b>6.58%</b>
<b>25-29</b>	1,690	3.23%	1,680	3.21%	<b>3,370</b>	<b>6.43%</b>
<b>30-34</b>	1,675	3.20%	1,625	3.10%	<b>3,300</b>	<b>6.30%</b>
<b>35-39</b>	1,740	3.32%	1,660	3.17%	<b>3,400</b>	<b>6.49%</b>
<b>40-44</b>	1,580	3.02%	1,670	3.19%	<b>3,250</b>	<b>6.20%</b>
<b>45-49</b>	1,795	3.43%	1,805	3.44%	<b>3,600</b>	<b>6.87%</b>
<b>50-54</b>	1,660	3.17%	1,820	3.47%	<b>3,480</b>	<b>6.64%</b>
<b>55-59</b>	1,490	2.84%	1,710	3.26%	<b>3,200</b>	<b>6.11%</b>
<b>60-64</b>	1,480	2.82%	1,620	3.09%	<b>3,100</b>	<b>5.92%</b>
<b>65-69</b>	1,120	2.14%	1,270	2.42%	<b>2,390</b>	<b>4.56%</b>
<b>70-74</b>	910	1.74%	1,110	2.12%	<b>2,020</b>	<b>3.85%</b>
<b>75+</b>	1,195	2.28%	1,925	3.67%	<b>3,120</b>	<b>5.95%</b>
<b>Total</b>	<b>25,750</b>	<b>49.14%</b>	<b>26,650</b>	<b>50.86%</b>	<b>52,400</b>	<b>100.00%</b>

<b>Capacity Estimate</b>						
<b>Age by Sex - All Persons</b>						
<b>Years</b>	<b>Males</b>	<b>%</b>	<b>Females</b>	<b>%</b>	<b>Persons</b>	<b>%</b>
<b>0-4</b>	1,990	3.64%	1,840	3.37%	<b>3,830</b>	<b>7.01%</b>
<b>5-9</b>	1,990	3.64%	1,930	3.53%	<b>3,920</b>	<b>7.18%</b>
<b>10-14</b>	2,030	3.72%	1,930	3.53%	<b>3,960</b>	<b>7.25%</b>
<b>15-19</b>	1,890	3.46%	1,750	3.21%	<b>3,640</b>	<b>6.67%</b>
<b>20-24</b>	1,900	3.48%	1,690	3.10%	<b>3,590</b>	<b>6.57%</b>
<b>25-29</b>	1,760	3.22%	1,750	3.21%	<b>3,510</b>	<b>6.43%</b>
<b>30-34</b>	1,740	3.19%	1,700	3.11%	<b>3,440</b>	<b>6.30%</b>
<b>35-39</b>	1,810	3.32%	1,730	3.17%	<b>3,541</b>	<b>6.48%</b>
<b>40-44</b>	1,650	3.02%	1,740	3.19%	<b>3,390</b>	<b>6.21%</b>
<b>45-49</b>	1,870	3.42%	1,880	3.44%	<b>3,749</b>	<b>6.87%</b>
<b>50-54</b>	1,730	3.17%	1,880	3.44%	<b>3,610</b>	<b>6.61%</b>
<b>55-59</b>	1,550	2.84%	1,780	3.26%	<b>3,330</b>	<b>6.10%</b>
<b>60-64</b>	1,540	2.82%	1,670	3.06%	<b>3,210</b>	<b>5.88%</b>
<b>65-69</b>	1,175	2.15%	1,325	2.43%	<b>2,500</b>	<b>4.58%</b>
<b>70-74</b>	995	1.82%	1,155	2.12%	<b>2,150</b>	<b>3.94%</b>
<b>75+</b>	1,240	2.27%	1,990	3.64%	<b>3,230</b>	<b>5.92%</b>
<b>Total</b>	<b>26,860</b>	<b>49.19%</b>	<b>27,740</b>	<b>50.81%</b>	<b>54,600</b>	<b>100.00%</b>

**Appendix B - 01 OREC 0009: Benefit Area Map**

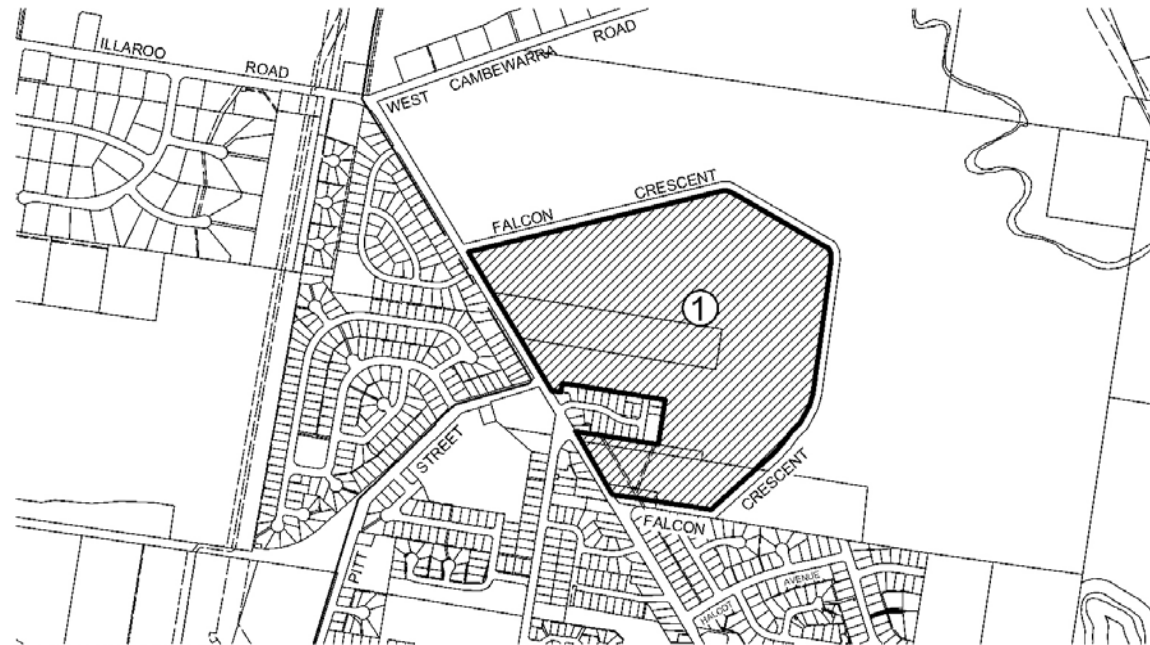


SHOALHAVEN CITY COUNCIL  
**S94 CP2004**  
**AMENDMENT NO.75**  
**PASSIVE OPEN SPACE**  
FILE NO:28707  
FACILITY: BERRY GARDENS ESTATE, BERRY  
PROJECT: BENEFIT AREA

PROJECT NO.  
01 OREC 0009



**Appendix C - 01 OREC 0011: Benefit Area Map**



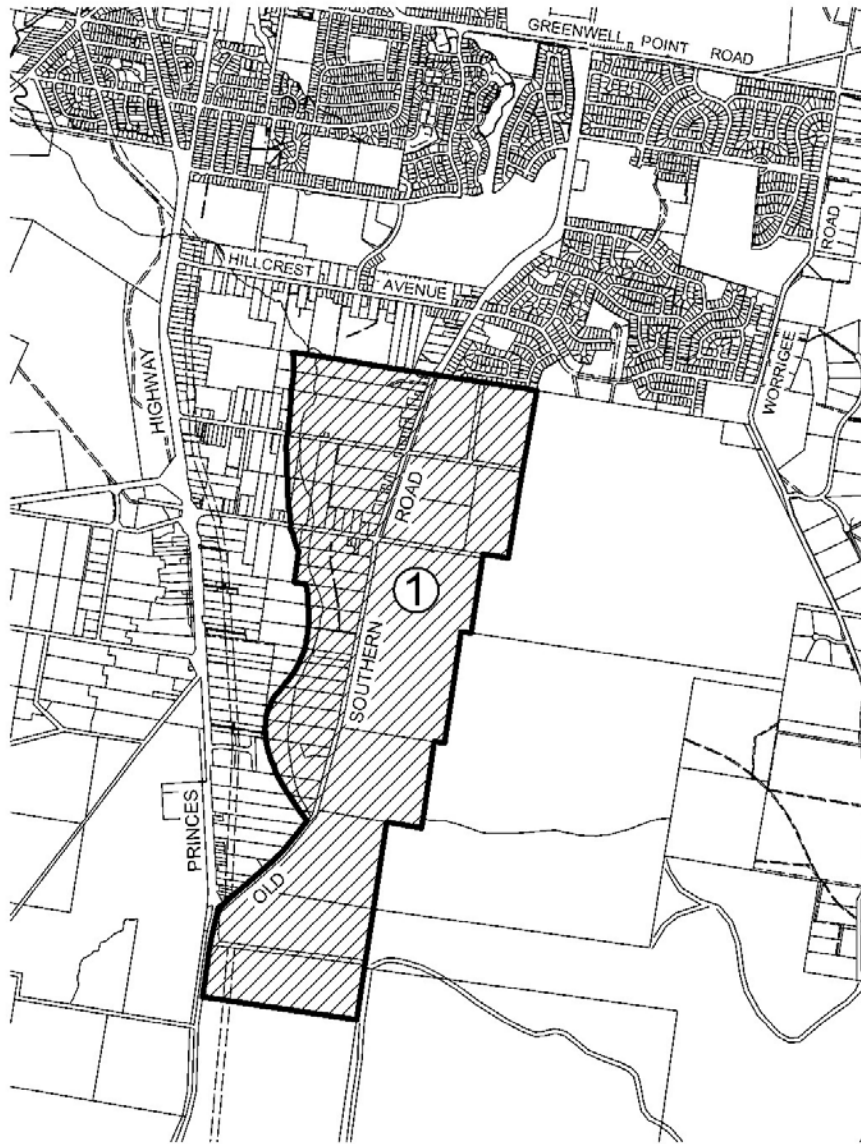
SHOALHAVEN CITY COUNCIL  
**S94 CP2004**  
**AMENDMENT NO.75**  
**PASSIVE OPEN SPACE**  
FILE NO:28707  
FACILITY: FALCON CRESCENT, NORTH NOWRA  
PROJECT: BENEFIT AREA

PROJECT NO.  
01 OREC 0011





**Appendix E - 01 OREC 0013: Benefit Area Map**



SHOALHAVEN CITY COUNCIL  
**S94 CP2004**  
**AMENDMENT NO.75**  
**PASSIVE OPEN SPACE**

FILE NO:28707  
FACILITY: OLD SOUTHERN ROAD, WORRIGEE  
PROJECT: BENEFIT AREA

PROJECT NO.  
01 OREC 0013



**Appendix F - 01 OREC 0009: Apportionment Table & Estimated Cost**

**Apportionment Table**

(Clause 27(1)(e) E P & A Regulation 2000)

Benefit Area 01OREC0009	Berry Gardens Estate				Cost to Benefit Area	Contribution Per E.T.
	Existing Lots	Potential Single Detached Dwellings	Potential Medium Density Dwellings	Estimated Capacity Residential Development		
Dwellings	11	291	105	407	\$1,023,400	\$2,890.96
Equivalent Tenements (E.T.'s)	11	291	63	365		

**Estimated Cost**

(Clause 27(1)(g) E P & A Regulation 2000)

<b>Area (m<sup>2</sup>)</b>	<b>x</b>	<b>Rate per m<sup>2</sup></b>	<b>=</b>	<b>Estimated Cost</b>
34,000	x	\$30.10	=	<b>\$1,023,400</b>

**Appendix G - 01 OREC 0011: Apportionment Table & Estimated Cost**

**Apportionment Table**

(Clause 27(1)(e) E P & A Regulation 2000)

Benefit Area 01OREC0011	Falcon Crescent, North Nowra				Contribution Per E.T.
	Existing Lots	Potential Dwellings	Estimated Dwellings at Capacity	Cost to Benefit Area	
1	5	355	360	\$722,500	\$2,035.21

**Estimated Cost**

(Clause 27(1)(g) E P & A Regulation 2000)

Area (m <sup>2</sup> )	x	Rate per m <sup>2</sup>	=	Estimated Cost
11,750	x	\$50.00	=	\$587,500

**Embellishment** (Playground, Landscaping, Walking Paths, Seating, Signage) = \$135,000

**Estimated Project Cost = \$722,500**

**Appendix I - 01 OREC 0013: Apportionment Table & Estimated Cost**

**Apportionment Table**

(Clause 27(1)(e) E P & A Regulation 2000)

Benefit Area 01OREC0013	South-East Nowra				Contribution Per E.T.
	Existing Lots	Potential Single Detached Dwellings	Estimated Dwellings at Capacity	Cost to Benefit Area	
1	57	1,006	1,063	\$1,145,195	\$1,138.36

**Estimated Cost**

(Clause 27(1)(g) E P & A Regulation 2000)

Subject Land	Area (m <sup>2</sup> )	x	Rate per m <sup>2</sup>	=	Estimated Cost
Part Lot 286 DP 755952	4,330	x	\$32.50	=	\$140,725
Part Lot 287 DP 755952	3,270	x	\$32.50	=	\$106,275
Part Lot 288 DP 755952	3,950	x	\$32.50	=	\$128,375
Part Lot 289 DP 755952	4,160	x	\$30.00	=	\$124,800
Part Lot 188 DP 755952	10,728	x	\$27.50	=	\$295,020
<b>Total</b>	<b>26,438</b>			=	<b>\$795,195</b>

**Embellishment** (Playground, Landscaping, Walking Paths, Seating, Signage) = \$350,000

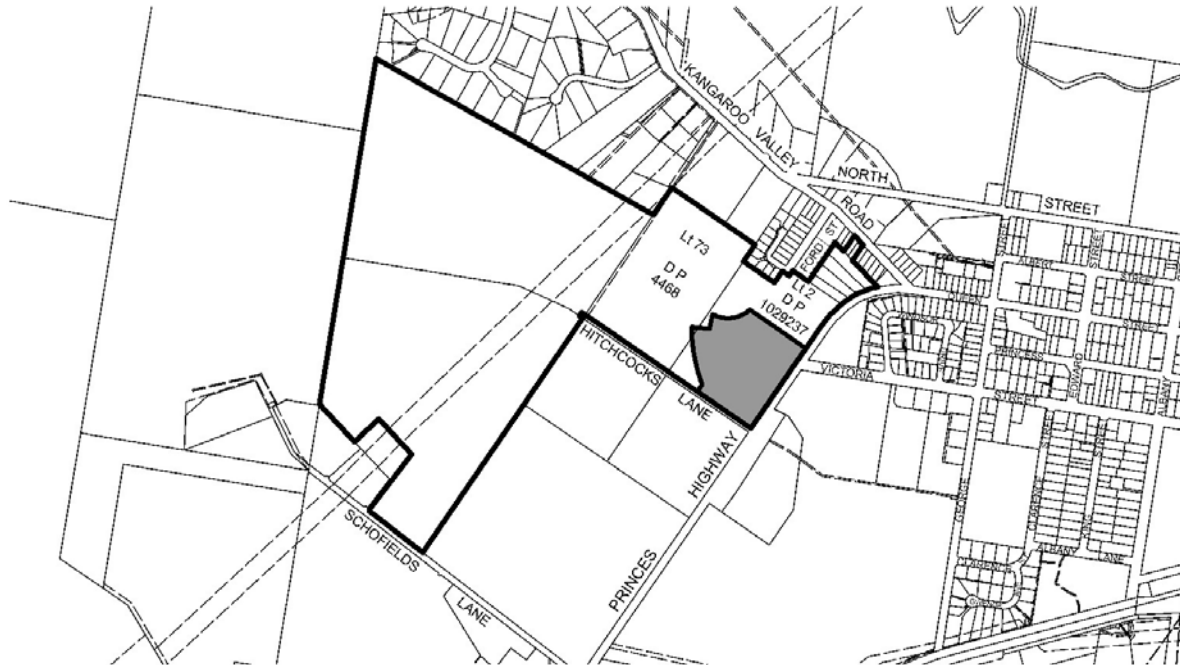
**Estimated Project Cost = \$1,145,195**

Appendix J - 01 OREC 0009: Locality Map

APPENDIX  
LOCALITY MAP : 01 OREC 0009  
BERRY GARDENS ESTATE - BERRY



 Subject Land       6(c) Zone - Passive Open Space

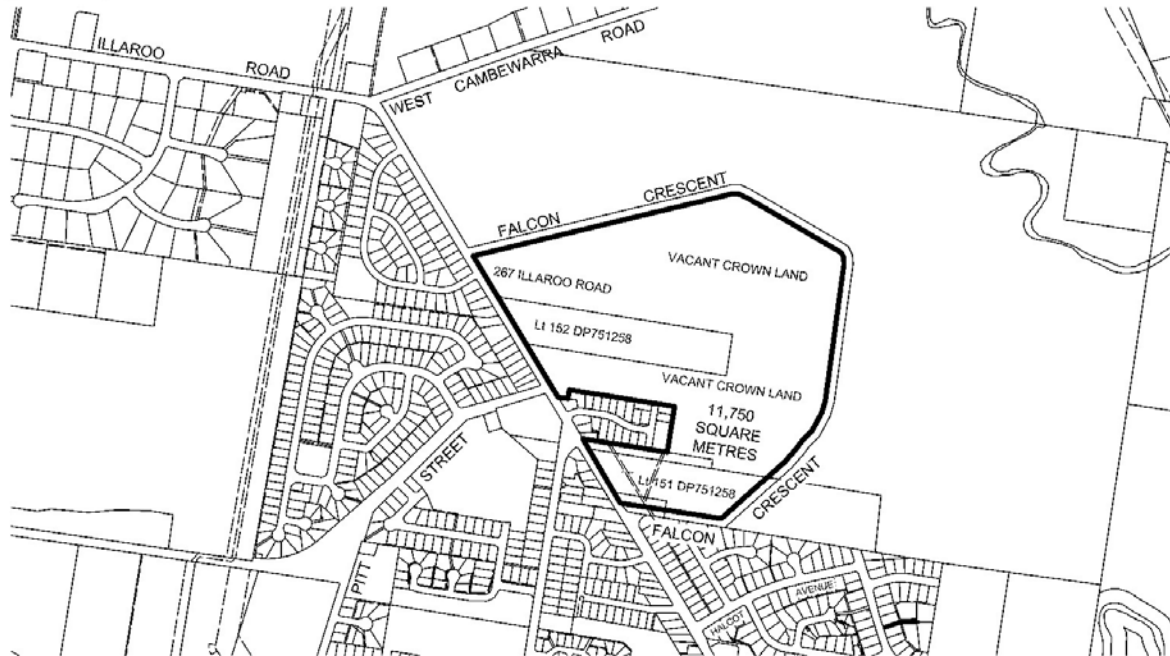


Appendix K - 01 OREC 0011: Locality Map

APPENDIX  
LOCALITY MAP : 01 OREC 0011  
FALCON CRESCENT, NORTH NOWRA




 Subject Land



Appendix M - 01 OREC 0013: Locality Map

APPENDIX  
LOCALITY MAP : 01 OREC 0013  
OLD SOUTHERN ROAD, SOUTH-EAST NOWRA



 Subject Land

