



## **Section 94 Contributions Plan 2004**

**Amendment No. 75**

### ***Area 3 Passive Open Space***

Huskisson	03	OREC	0001
Erowal Bay/Wrights Beach	03	OREC	0002
Sanctuary Point	03	OREC	0003
St Georges Basin	03	OREC	0004
Basin View	03	OREC	0005
Vincentia	03	OREC	0006
Hyams Beach	03	OREC	0007
Old Erowal Bay	03	OREC	0008
Tomerong	03	OREC	0009
Bewong/Wandandian	03	OREC	0010
Vincentia Expansion Area	03	OREC	0011

**Reference 28707**

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

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## 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 Contributions 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 3 St Georges Basin & the Southern Jervis Bay Area

- With a population of 16,248, Area 3 is the fastest growing area, experiencing an average compound growth rate of 2.7% during 1996-2001 inter-censal period. Although high, this rate has in fact slowed comparative to the growth level during 1991-1996 (5.2%).

- Most growth reflects considerable numbers of people moving onto villages adjoining St Georges Basin and Jervis Bay, including Basin View, Huskisson, Hyams Beach and Vincentia.
- Area 3 has a large aged population (32%) and the age bracket of 40-54 years makes up 20.1% of the population of Area 3.
- The second highest percentage of Aboriginal and Torres Strait Islanders reside in Area 3 (17% or 509 people).
- Area 3 has the highest percentage of residents born overseas in non-English speaking countries (5.9%), with Germany (0.9%) and Netherlands (0.6%) being the dominant countries of origin.
- Area 3 has the third highest unemployment rate (14%) within the City.
- There is a relatively high percentage of dwellings unoccupied (31.5%), in Area 3, but after Area 1 this is the lowest percentage of unoccupied dwellings in the City.

Age Characteristics relating to Planning Area 3 are shown in the *Area 3 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 this 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 3 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 nine Area 3 passive open space projects from the Section 94 Contributions Plan.

This Plan amends one existing Area 3 project and creates one new project for passive open space provision in the Vincentia Expansion Area.

## **5. Deleted Projects**

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

### **03 OREC 0001 Huskisson**

The Huskisson urban area is essentially developed with adequate passive open space to meet capacity demand. Excluding redevelopment of some medium density sites, little future development is expected within the Huskisson urban area.

Project funds will be spent on upgrading and embellishment of the existing public reserves within the Huskisson urban area.

### **03 OREC 0002 Erowal Bay/Wrights Beach**

Crown land adjoining Erowal Bay has been incorporated into the Jervis Bay National Park.

As a consequence, the Erowal Bay/Wrights Beach village areas are now essentially developed with adequate passive open space to meet capacity demand.

Project funds will be spent on upgrading and embellishment of the existing public

reserves within the Erowal Bay/Wrights Beach village areas.

### **03 OREC 0003 Sanctuary Point**

The Sanctuary Point urban area is now essentially developed with adequate passive open space to meet capacity demand.

Project funds will be spent upgrading and embellishing the existing public reserves within the Sanctuary Point urban area.

### **03 OREC 0004 St Georges Basin**

St Georges Basin urban area has adequate passive open space areas to meet capacity demand. Project funds will be spent upgrading and for embellishment of existing public reserves within the St Georges Basin urban area.

### **03 OREC 0005 Basin View**

Without the development of Crown land, Basin View village essentially has no future development potential. The existing village has adequate passive open space to meet capacity demand.

Project funds will be spent on upgrading and embellishment of existing public reserves within the Basin View village.

### **03 OREC 0006 Vincentia**

The Vincentia town area is essentially developed with adequate passive open space to meet capacity demand.

Project funds will be spent on upgrading and embellishment of the existing public reserves within the existing Vincentia urban area.

### **03 OREC 0007 Hyams Beach**

The Hyams Beach village area is essentially developed with adequate passive open space to meet capacity demand.

Project funds will be spent on upgrading and embellishment of the existing public reserves within the Hyams Beach village.

### **03 OREC 0008 Old Erowal Bay**

Council has acquired 6.97ha of public reserve foreshore land, including approx. 11,400m<sup>2</sup> of passive open space. Additional passive open space is to be dedicated by the developer of a retirement village.

Old Erowal Bay village is essentially developed and has adequate passive open space to meet capacity demand.

Project funds will be spent on upgrading and embellishment of the existing public reserves within the Old Erowal Bay village area.

### **03 OREC 0010 Bewong/Wandandian**

Wandandian and Bewong urban areas have no future growth potential. Passive open space is sufficient to meet the capacity demands of both villages.

Project funds will be spent on upgrading passive open space land adjoining the Wandandian Progress Hall.

## **6. Current Projects**

### **03 OREC 0009 Tomerong Provision of Passive Open Space**

Given the potential of 87 new lots before capacity is reached 2,880m<sup>2</sup> of passive open space is required to meet future demand.

## **7. New Project**

### **03 OREC 0011 Vincentia Expansion Area Provision of Passive Open Space**

Given the potential of 700 new lots in the expansion area 19,656m<sup>2</sup> of passive open space is required to meet future demand.

## **8. Land to which the Plan Applies**

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

### **03 OREC 0009 Tomerong Provision of Passive Open Space**

The Benefit Area comprises all the land within the urban area of Tomerong, including residential land adjoining Hawken Road south west of Suffolk Creek. The subject land is shown hatched and bounded by a thick black line on the *Benefit Area Map* in the Appendices to this Plan.

### **03 OREC 0011 Vincentia Expansion Area Provision of Passive Open Space**

The Benefit Area comprises all the urban land within the Vincentia Expansion Area adjoining and adjacent to Jervis Bay Road. The subject land is shown hatched and bounded by a thick black line on the *Benefit Area Map* in the Appendices to this Plan.

## **9. Development and Demand Nexus**

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

### **03 OREC 0009 Tomerong 03 OREC 0011 Vincentia Expansion Area 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 the relevant areas 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 (E.T.).

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

## **11. Contribution Rates**

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

03 OREC 0009 = \$1,391.15/E.T.  
03 OREC 0011 = \$1,830.11/E.T.

Contribution rates 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 building permit.

### **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)

03 OREC 0009 = \$ 121,030  
03 OREC 0011 = \$1,281,080

The Estimated Costs are adjusted annually in line with movements in the Constant Price Index.

For more detailed information, refer to the *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 has 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 accepts land in lieu of a monetary contribution, pathway and drainage areas may not necessarily be constitute part of the passive open space contribution. Council seeks to enhance, or at least 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 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 (& 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 in this Plan 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 and the relevant areas required are described below.

#### 03 OREC 0009 Tomerong Provision of Passive Open Space

Pt Lot 2 DP1018372	=	2,153 m <sup>2</sup>
Pt Lot 58 DP 816150	=	727m <sup>2</sup>
Total	=	2,880 m <sup>2</sup>

#### 03 OREC 0011 Vincentia Expansion Area Provision of Passive Open Space

Pt Lot 802 DP1022286	=	19,656 m <sup>2</sup>
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### 14.6 Passive Open Space Embellishment

This Plan provides for the embellishment of the passive open space areas proposed to be acquired. Embellishment of future public reserves comprises all or some of the following:

- Enhanced landscaping
- Improved foreshore access
- Play Equipment
- Car parking areas
- Drainage
- Barbeque equipment / picnic areas
- Seating / Shelters
- Amenities building(s)
- Walking path(s)
- 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.

## Appendices

- A Area 3 Population Age Characteristics
- B 03 OREC 0009: Benefit Area Map
- C 03 OREC 0011: Benefit Area Map
- D 03 OREC 0009: Apportionment Table & Estimated Cost
- E 03 OREC 0011: Apportionment Table & Estimated Cost
- F 03 OREC 0009: Locality Map
- G 03 OREC 0011: Locality Map

## References

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

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



RD Pigg  
General Manager

Date: 11 . 11 . 04

## Appendix A - Area 3 Population Age Characteristic

<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>
<b>0-4</b>	493	4.28%	458	3.98%	<b>951</b>	<b>8.26%</b>
<b>5-9</b>	408	3.55%	459	3.99%	<b>867</b>	<b>7.53%</b>
<b>10-14</b>	420	3.65%	352	3.06%	<b>772</b>	<b>6.71%</b>
<b>15-19</b>	321	2.79%	278	2.42%	<b>599</b>	<b>5.21%</b>
<b>20-24</b>	184	1.60%	250	2.17%	<b>434</b>	<b>3.77%</b>
<b>25-29</b>	317	2.75%	302	2.62%	<b>619</b>	<b>5.38%</b>
<b>30-34</b>	416	3.62%	468	4.07%	<b>884</b>	<b>7.68%</b>
<b>35-39</b>	419	3.64%	432	3.75%	<b>851</b>	<b>7.40%</b>
<b>40-44</b>	396	3.44%	361	3.14%	<b>757</b>	<b>6.58%</b>
<b>45-49</b>	286	2.49%	299	2.60%	<b>585</b>	<b>5.08%</b>
<b>50-54</b>	276	2.40%	281	2.44%	<b>557</b>	<b>4.84%</b>
<b>55-59</b>	299	2.60%	367	3.19%	<b>666</b>	<b>5.79%</b>
<b>60-64</b>	458	3.98%	482	4.19%	<b>940</b>	<b>8.17%</b>
<b>65-69</b>	441	3.83%	414	3.60%	<b>855</b>	<b>7.43%</b>
<b>70-74</b>	308	2.68%	302	2.62%	<b>610</b>	<b>5.30%</b>
<b>75+</b>	274	2.38%	286	2.49%	<b>560</b>	<b>4.87%</b>
<b>Total</b>	<b>5,716</b>	<b>49.67%</b>	<b>5,791</b>	<b>50.33%</b>	<b>11,507</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>
<b>0-4</b>	524	3.68%	514	3.61%	<b>1,038</b>	<b>7.29%</b>
<b>5-9</b>	585	4.11%	569	3.99%	<b>1,154</b>	<b>8.10%</b>
<b>10-14</b>	549	3.85%	519	3.64%	<b>1,068</b>	<b>7.50%</b>
<b>15-19</b>	395	2.77%	389	2.73%	<b>784</b>	<b>5.50%</b>
<b>20-24</b>	306	2.15%	289	2.03%	<b>595</b>	<b>4.18%</b>
<b>25-29</b>	278	1.95%	388	2.72%	<b>666</b>	<b>4.68%</b>
<b>30-34</b>	419	2.94%	488	3.43%	<b>907</b>	<b>6.37%</b>
<b>35-39</b>	492	3.45%	539	3.78%	<b>1,031</b>	<b>7.24%</b>
<b>40-44</b>	548	3.85%	476	3.34%	<b>1,024</b>	<b>7.19%</b>
<b>45-49</b>	433	3.04%	454	3.19%	<b>887</b>	<b>6.23%</b>
<b>50-54</b>	375	2.63%	380	2.67%	<b>755</b>	<b>5.30%</b>
<b>55-59</b>	381	2.67%	417	2.93%	<b>798</b>	<b>5.60%</b>
<b>60-64</b>	439	3.08%	481	3.38%	<b>920</b>	<b>6.46%</b>
<b>65-69</b>	528	3.71%	502	3.52%	<b>1,030</b>	<b>7.23%</b>
<b>70-74</b>	386	2.71%	360	2.53%	<b>746</b>	<b>5.24%</b>
<b>75+</b>	379	2.66%	463	3.25%	<b>842</b>	<b>5.91%</b>
<b>Total</b>	<b>7,017</b>	<b>49.26%</b>	<b>7,228</b>	<b>50.74%</b>	<b>14,245</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	517	3.18%	481	2.96%	998	6.14%
5-9	639	3.93%	627	3.86%	1,266	7.79%
10-14	617	3.80%	633	3.90%	1,250	7.70%
15-19	475	2.92%	419	2.58%	894	5.50%
20-24	310	1.91%	295	1.82%	605	3.72%
25-29	361	2.22%	359	2.21%	720	4.43%
30-34	384	2.36%	503	3.10%	887	5.46%
35-39	532	3.28%	579	3.56%	1,111	6.84%
40-44	568	3.50%	574	3.53%	1,142	7.03%
45-49	549	3.38%	516	3.18%	1,065	6.56%
50-54	490	3.02%	567	3.49%	1,057	6.51%
55-59	473	2.91%	519	3.20%	992	6.11%
60-64	526	3.24%	578	3.56%	1,104	6.80%
65-69	498	3.07%	532	3.28%	1,030	6.34%
70-74	495	3.05%	463	2.85%	958	5.90%
75-79	318	1.96%	316	1.95%	634	3.90%
80-84	151	0.93%	188	1.16%	339	2.09%
85-89	53	0.33%	103	0.63%	156	0.96%
90-94	3	0.02%	26	0.16%	29	0.18%
95-99	0	0.00%	6	0.04%	6	0.04%
100+	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>7,959</b>	<b>49.00%</b>	<b>8,284</b>	<b>51.00%</b>	<b>16,243</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>
0-4	745	3.25%	735	3.21%	1,480	6.46%
5-9	785	3.43%	775	3.38%	1,560	6.81%
10-14	815	3.56%	825	3.60%	1,640	7.16%
15-19	710	3.10%	740	3.23%	1,450	6.33%
20-24	540	2.36%	560	2.45%	1,100	4.80%
25-29	545	2.38%	605	2.64%	1,150	5.02%
30-34	650	2.84%	680	2.97%	1,330	5.81%
35-39	735	3.21%	825	3.60%	1,560	6.81%
40-44	820	3.58%	780	3.41%	1,600	6.99%
45-49	790	3.45%	850	3.71%	1,640	7.16%
50-54	705	3.08%	695	3.03%	1,400	6.11%
55-59	655	2.86%	745	3.25%	1,400	6.11%
60-64	705	3.08%	705	3.08%	1,410	6.16%
65-69	685	2.99%	645	2.82%	1,330	5.81%
70-74	570	2.49%	600	2.62%	1,170	5.11%
75+	715	3.12%	965	4.21%	1,680	7.34%
<b>Total</b>	<b>11,170</b>	<b>48.78%</b>	<b>11,730</b>	<b>51.22%</b>	<b>22,900</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>	870	3.28%	860	3.25%	<b>1,730</b>	<b>6.53%</b>
<b>5-9</b>	890	3.36%	870	3.28%	<b>1,760</b>	<b>6.64%</b>
<b>10-14</b>	900	3.40%	900	3.40%	<b>1,800</b>	<b>6.79%</b>
<b>15-19</b>	805	3.04%	835	3.15%	<b>1,640</b>	<b>6.19%</b>
<b>20-24</b>	680	2.57%	730	2.75%	<b>1,410</b>	<b>5.32%</b>
<b>25-29</b>	695	2.62%	725	2.74%	<b>1,420</b>	<b>5.36%</b>
<b>30-34</b>	760	2.87%	840	3.17%	<b>1,600</b>	<b>6.04%</b>
<b>35-39</b>	830	3.13%	850	3.21%	<b>1,680</b>	<b>6.34%</b>
<b>40-44</b>	805	3.04%	875	3.30%	<b>1,680</b>	<b>6.34%</b>
<b>45-49</b>	930	3.51%	900	3.40%	<b>1,830</b>	<b>6.91%</b>
<b>50-54</b>	865	3.26%	945	3.57%	<b>1,810</b>	<b>6.83%</b>
<b>55-59</b>	815	3.08%	875	3.30%	<b>1,690</b>	<b>6.38%</b>
<b>60-64</b>	860	3.25%	860	3.25%	<b>1,720</b>	<b>6.49%</b>
<b>65-69</b>	770	2.91%	750	2.83%	<b>1,520</b>	<b>5.74%</b>
<b>70-74</b>	620	2.34%	660	2.49%	<b>1,280</b>	<b>4.83%</b>
<b>75+</b>	815	3.08%	1,115	4.21%	<b>1,930</b>	<b>7.28%</b>
<b>Total</b>	<b>12,910</b>	<b>48.72%</b>	<b>13,590</b>	<b>51.28%</b>	<b>26,500</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>	1,060	3.56%	1,030	3.46%	<b>2,096</b>	<b>7.01%</b>
<b>5-9</b>	1,070	3.59%	1,090	3.66%	<b>2,163</b>	<b>7.25%</b>
<b>10-14</b>	1,080	3.62%	1,040	3.49%	<b>2,123</b>	<b>7.11%</b>
<b>15-19</b>	870	2.92%	870	2.92%	<b>1,736</b>	<b>5.84%</b>
<b>20-24</b>	640	2.15%	710	2.38%	<b>1,337</b>	<b>4.53%</b>
<b>25-29</b>	710	2.38%	780	2.62%	<b>1,490</b>	<b>5.00%</b>
<b>30-34</b>	900	3.02%	1,010	3.39%	<b>1,917</b>	<b>6.41%</b>
<b>35-39</b>	1,030	3.46%	1,080	3.62%	<b>2,110</b>	<b>7.08%</b>
<b>40-44</b>	1,040	3.49%	1,010	3.39%	<b>2,053</b>	<b>6.88%</b>
<b>45-49</b>	940	3.15%	950	3.19%	<b>1,889</b>	<b>6.34%</b>
<b>50-54</b>	850	2.85%	870	2.92%	<b>1,715</b>	<b>5.77%</b>
<b>55-59</b>	820	2.75%	930	3.12%	<b>1,753</b>	<b>5.87%</b>
<b>60-64</b>	1,000	3.36%	1,010	3.39%	<b>1,999</b>	<b>6.74%</b>
<b>65-69</b>	990	3.32%	940	3.16%	<b>1,933</b>	<b>6.48%</b>
<b>70-74</b>	770	2.58%	790	2.65%	<b>1,563</b>	<b>5.23%</b>
<b>75+</b>	850	2.85%	1,070	3.59%	<b>1,922</b>	<b>6.44%</b>
<b>Total</b>	<b>14,620</b>	<b>49.06%</b>	<b>15,180</b>	<b>50.94%</b>	<b>29,800</b>	<b>100.00%</b>

**Appendix B - 03 OREC 0009: Benefit Area Map**

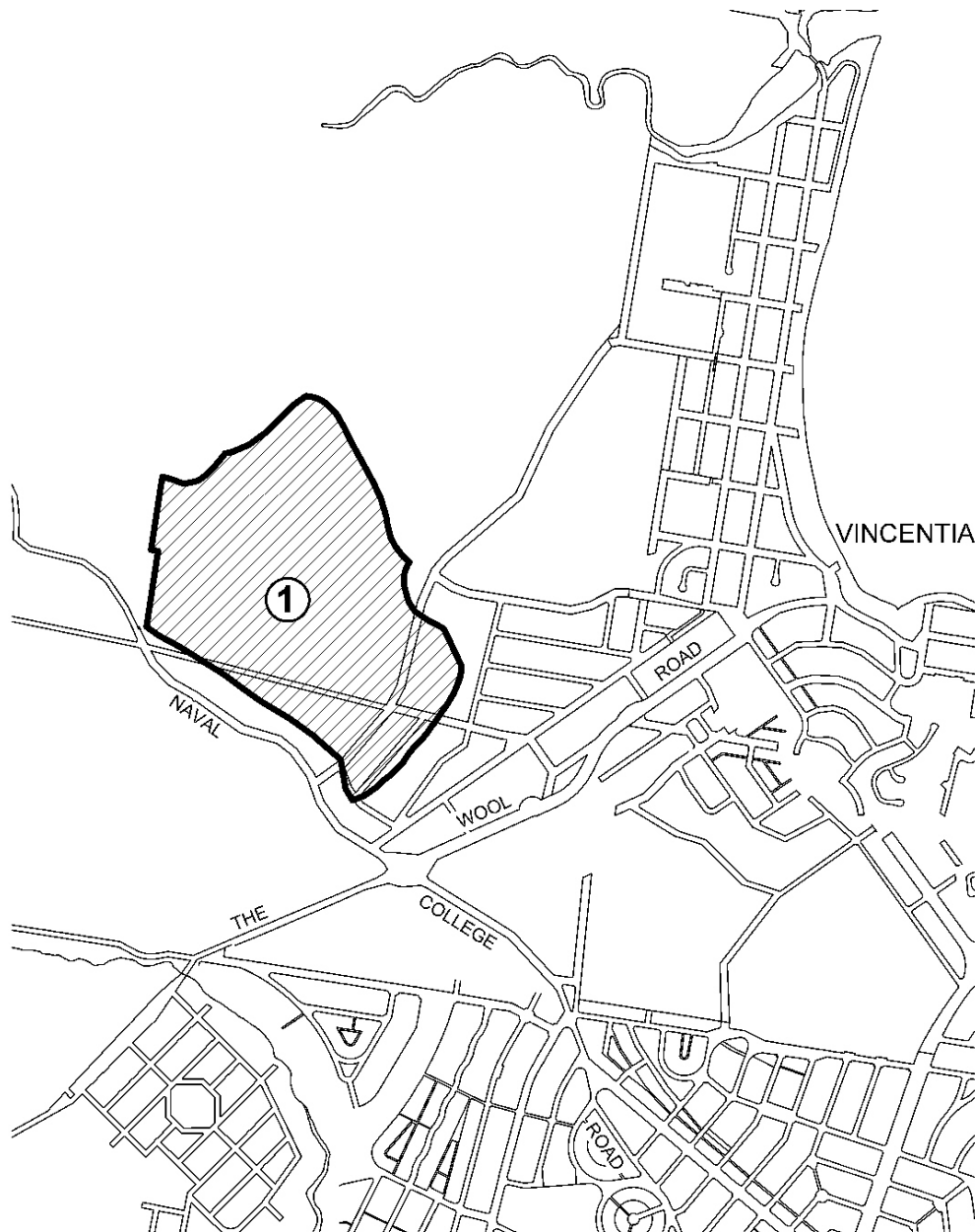


**SHOALHAVEN CITY COUNCIL**  
**S94 CP2004**  
**AMENDMENT NO.75**  
**PASSIVE OPEN SPACE**  
FILE NO:28707  
FACILITY: LAND ACQUISITION - TOMERONG  
PROJECT: BENEFIT AREA

PROJECT NO.  
**03 OREC 0009**



**Appendix C - 03 OREC 0011: Benefit Area Map**



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

FILE NO:28707  
FACILITY: PASSIVE OPEN SPACE - VINCENTIA EXPANSION AREA  
PROJECT: BENEFIT AREA

PROJECT NO.  
**03 OREC 0011**



**Appendix D - 03 OREC 0009: Apportionment Table & Estimated Cost**

**Apportionment Table**

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

TOMERONG

03 OREC 0009 Benefit Area	Existing Lots	Estimated Future Lots	Estimated Total Lots	Benefit Area Cost	Contribution Per E.T.
1	125	87	212	\$121,030	\$1,391.15

**Estimated Cost**

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

**Estimated Passive Open Space Requirement**

$$\begin{array}{rclcl} \text{Future Lots} & & \text{Occ Rate} & & \text{No Persons} \\ 87 & \times & 2.76 & = & 240 \end{array}$$

$$\begin{array}{rclcl} \text{People} & & \text{M}^2 & & \text{M}^2 \\ 240 & \times & 12 & = & 2,880 \end{array}$$

	M <sup>2</sup>		Rate \$	=	Estimated Cost \$
Lot 2 DP 1018372	2,153	x	35.00	=	75,355
Lot 58 DP 816150	727	X	35.00	=	25,445

**Embellishment** (Playground, Landscaping, Walking Paths, Seating, Signage) = \$20,230

**Estimated Project Cost = \$121,030**



**Appendix E - 03 OREC 0011: Apportionment Table**

**Apportionment Table**

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

VINCENTIA EXPANSION AREA

03 OREC 0011 Benefit Area	Existing Lots	Estimated Future Lots	Estimated Total Lots	Benefit Area Cost	Contribution Per E.T.
1	0	700	700	\$1,281,080	\$1,830.11

**Estimated Cost**

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

**Estimated Passive Open Space Requirement**

$$\begin{array}{rclcl} \text{Future Lots} & & \text{Occ Rate} & & \text{No Persons} \\ 700 & \times & 2.34 & = & 1,638 \end{array}$$

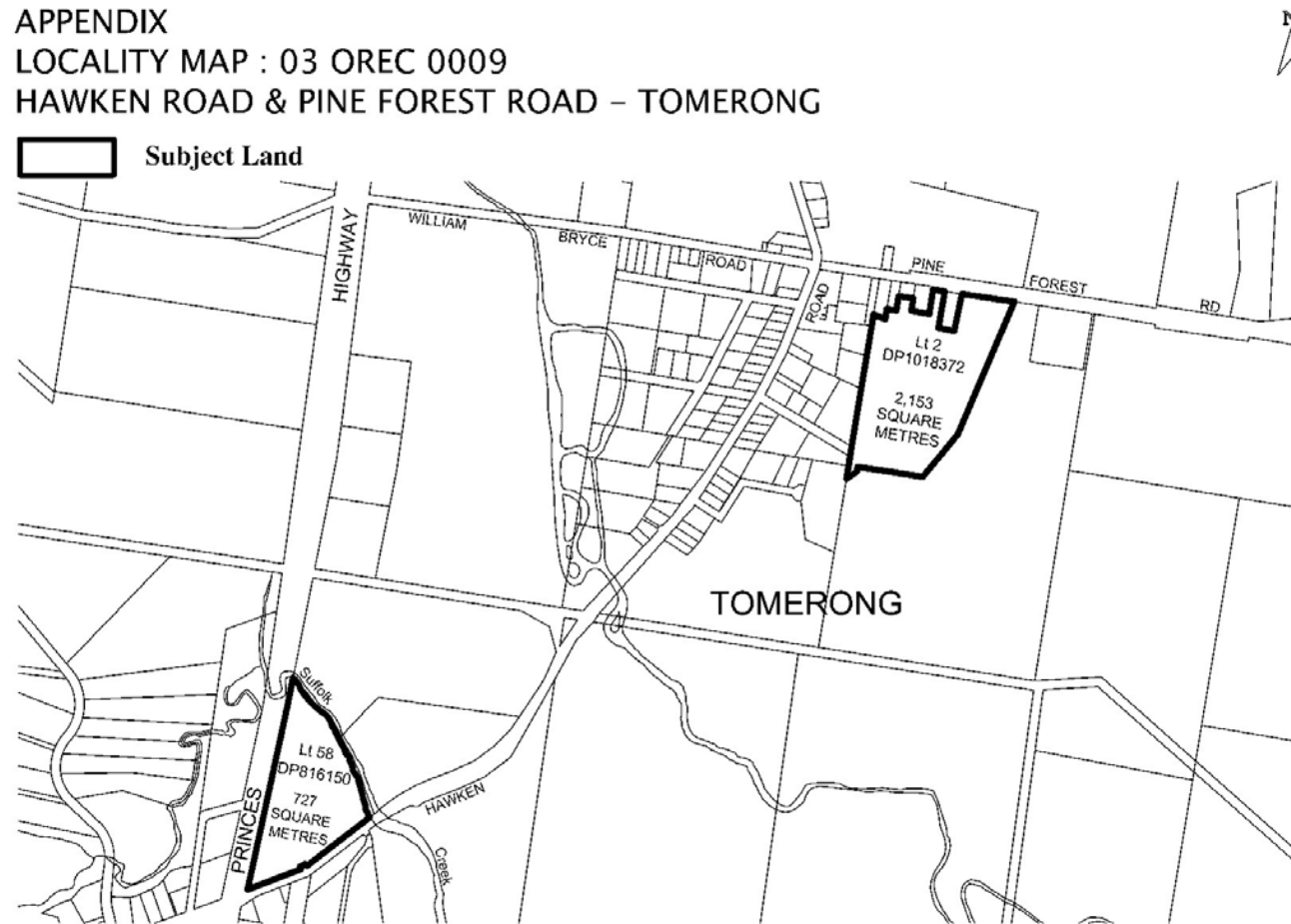
$$\begin{array}{rclcl} \text{People} & & \text{M}^2 & & \text{M}^2 \\ 1,638 & \times & 12 & = & 19,656 \end{array}$$

	M <sup>2</sup>		Rate \$		Estimated Cost \$
Lot 802 DP 1022286	19,656	x	55.00	=	1,081,080

**Embellishment** (Playground, Landscaping, Walking Paths, Seating, Signage) = \$200,000

**Estimated Project Cost = \$1,281,080**


Appendix F - 03 OREC 0009: Locality Map



Appendix G - 03 OREC 0011: Locality Map

APPENDIX  
LOCALITY MAP : 03 OREC 0011  
THE WOOL ROAD & NAVAL COLLEGE ROAD - VINCENTIA



 Subject Land

