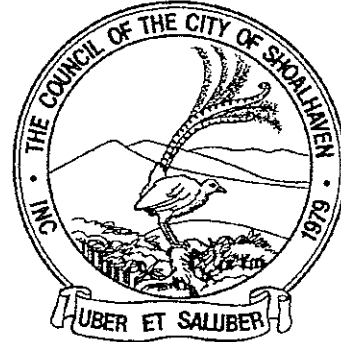


SHOALHAVEN CITY COUNCIL

CONTRIBUTIONS PLAN - AMENDMENT NO. 16



PROJECT	:	04 OREC 0002
Public Exhibition from	:	21 December 1994 to 3 February 1995
File Number	:	94/ 2000 3150
Adopted	:	7 March 1995
Effective From	:	15 March 1995

1.1 INTRODUCTION/BACKGROUND

In the process of processing a rezoning application involving Lot 1, D.P. 332889, Sundowner Avenue, Berrara Council has identified the need to amend the benefit area map related to public open space project 04 OREC 0002, in order to take into account the subject land.

1.2 PURPOSE OF THE PLAN (Cl. 26(1)(a) E.P. & A. Regs 1994)

The purpose of the plan is to take into account the anticipated residential development in Berrara as a consequence of the rezoning of Lot 1, D.P. 332889, Sundowner Avenue.

In this regard, it is proposed to amend the benefit area map relating to the provision of public open space in order to include the subject land.

1.3 LAND TO WHICH THE PLAN APPLIES (Cl. 26(1)(b) EP & A Regs 1994)

The plan applies to land within the urban area of Berrara which will now include Lot 1, D.P. 332889 located on the northern side of Sundowner Avenue opposite Lakeway Avenue. The land is shown hatched and bounded by a thick black line on the benefit area map relating to project 04 OREC 0002 (attached).

2.1 RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND - JUSTIFICATION/NEXUS (Cl. 26(1)(c) E.P. & A. Regs. 1994)

While the City of Shoalhaven is well endowed with passive open space land, the majority of this land is bushland, land for environmental protection and inaccessible beach foreshore.

Shoalhaven suffers two problems: abundant open space which is under-utilised, principally due to poor accessibility and lack of facilities; and the other problem is the lack of open space inside some residential areas which are infilling etc - that is, accessible to the immediate residents.

Council has identified the importance and usage of passive areas as a high priority in Shoalhaven for both existing residents and for people who intend to move to the area. Except for a few foreshore areas, Council has identified the local open space in the developing residential areas and has identified them in this plan.

Council has investigated the potential for development in the area and the population characteristics etc to arrive at estimations of open space requirements. In its residential planning, Council has also identified the linking of open space and identified some areas which would require acquisition.

Within the Swan Lake/Cudmirrah/Berrara urban area, Council has identified an area of 9,864 square metres of land to be acquired for passive open space. Part of this land is located within Reserve 78215 off The Springs Road (2,544 square metres), and the remainder on part Portion 101, vacant Crown land off Goonawana Drive, Waratah Avenue, Lollier Drive and Fifth Avenue (7,320 square metres) - see attached land acquisition plans.

2.2 FORMULAE USED TO DETERMINE CONTRIBUTION (Cl. 26(1)(d) EP & A Regs. 1994)

2.2.1 Standard of Provision

Council has adopted a standard based on the occupancy rates in the local area in 1991 and at a rate of 12 square metres per head of population.

Where Council accepts land dedication in lieu of a cash contribution, pathways and drainage areas will not be accepted as part of the contribution.

The standard adopted in this plan includes land for local play areas.

2.2.2 Selection of Areas

Areas have been selected on the basis of an area by area analysis which considered the following issues:

- existing open space
- potential population
- topography
- planning objectives

2.2.3 Costing

Where Council has accepted a cash contribution in lieu of land dedication in the past, valuation was based on the englobo valuation of one hectare of land in the general location. However, as the area of land to be acquired under this plan is relatively small, and because acquisition is at the time of linen release, a valuation based on a discounted residential land price is deemed more appropriate - ie the true cost of acquisition.

The discount is equivalent to the levies payable for services, plus 10% of the remaining land value.

2.2.4 Apportionment of Cost

As the principle of open space dedication has been in force for many years, the cost of acquisition and/or dedication of land in accordance with this plan is attributed to the additional future population only.

The calculation per lot is based on the following formula:

$$\begin{array}{lcl} C & = & OR \times S \times 12m^2 \\ \text{where } C & = & \text{cost per lot} \\ \text{or} & = & \text{occupancy rate in the relevant local area (1991 ABS)} \\ S & = & \text{average current residential land value} \\ 12m^2 & = & \text{standard of provision per head of population.} \end{array}$$

2.3 CONTRIBUTION RATE (Cl. 26(1)(e) EP & A Regs. 1994)

Project 04 OREC 0002 : Berrara/Cudmirrah/Swan Lake public open space
Occupancy Rate 2.56 persons per dwelling (lot)
Potential New Lots/Dwellings = 321
Potential New Population = $321 \times 2.56 = 822$ persons
New Passive Open Space required = $822 \times 12m^2 = 9,864$ square metres
Estimated market value of new Passive Open Space = \$442,944.
Contribution Rate = $\$442,944 \div 321 = \$1,380$ per lot.

2.4 TIMING OF CONTRIBUTION PAYMENT AND CONDITIONS ALLOWING DEFERRED OR PERIODIC PAYMENT (Cl. 26(1)(f) EP & A Regs. 1994)

The contribution is required for all development other than rural residential, rural, industrial and commercial development.

Where land within a development site has not been identified for acquisition, a monetary contribution will be required.

Where land has been identified for acquisition, an in-lieu land dedication will be required at the existing rate contained in the plan.

Any areas in excess of this will be acquired and the landowner will be compensated.

The method of payment for residential development will be by way of a contribution per lot on release of the Linen Plan.

No allowance has been made in this plan to accommodate deferred or periodic payment of the contribution, however, any variation in this regard must be approved by the General Manager after considering the circumstances of the case.

2.5 WORKS SCHEDULE OF PUBLIC FACILITY TO BE PROVIDED

(Cl. 26(1)(g) EP & A Regs. 1994)

Contributions received will be used to purchase 2,544 square metres of land within Reserve 78215 located off The Springs Road, Swan Lake, and 7,320 square metres of land within Part Portion 101, vacant Crown land which is generally bounded by Goonawana Drive to the north, Waratah Avenue, Collier Drive and Fifth Avenue to the south. Such lands will be purchased for the purposes of passive recreation/public open space.

2.6 ESTIMATE OF COSTS AND TIMING (Cl. 26(1)(g) EP & A Regs. 1994)

The costs of the land to be purchased under this plan are:

2,544m ² in R78215 off The Springs Road	=	\$91,584
7,320m ² on part Por. 101 vacant Crown land	=	<u>\$351,360</u>
Total value	=	<u>\$442,944</u>

(NOTE: These costs have been estimated to include a discount equivalent to the levies payable for services, plus 10% of the remaining land value)

It is not possible to set a program for dedication or for acquisition based on dates. However, it is intended to acquire the land at a time when substantial subdivision in the immediate area occurs.

This is because that is the time when the land required for passive open space can be defined accurately and when the main demand occurs.

PM/GA
10 March 1994

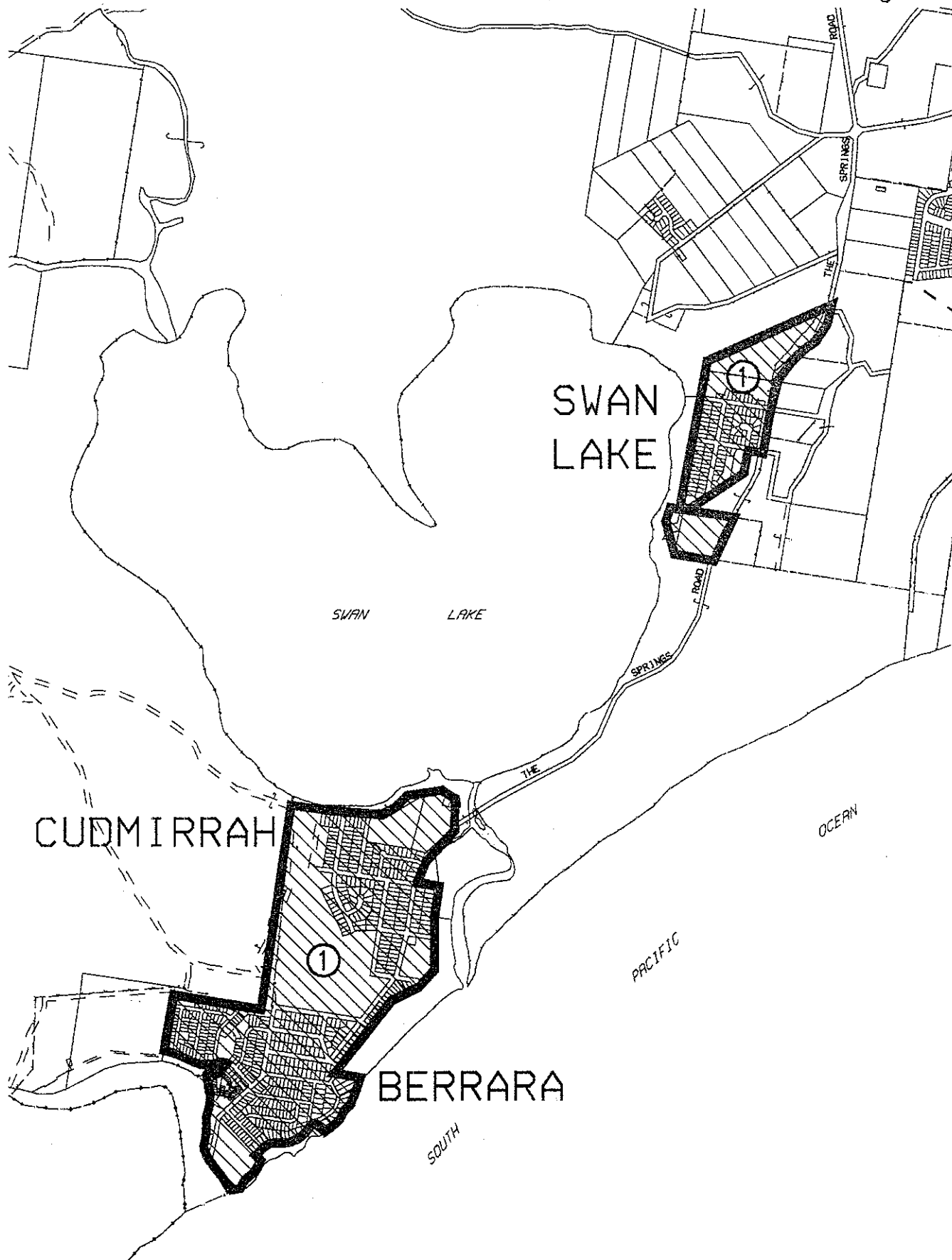
**SECTION 94 CONTRIBUTION PLAN
PASSIVE OPEN SPACE LAND ACQUISITION & EMBELLISHMENT**

- 10 -

		=	\$26,775	÷ 750 m ² = \$36/m ²
PROJECT NO:	04 OREC 0001			
LOCALITY:	Sussex Inlet			
AREA REQUIRED:	3,228 m ²			
ESTIMATED MARKET VALUE: (750 m²)		=	\$37,500	
<small>Part R 244 DP 253235 - 3 228 m²</small>				- \$1540
				S94 excl Water & Sewer
				- \$1750
				S94 Water
				- \$1435
				S94 Sewer
		-	\$ 8,475	- \$3750
				10% Disc on Market Val
		=	\$29,025	÷ 750 m ² = \$39/m ²
PROJECT NO:	04 OREC 0002			
LOCALITY:	Berrara/Cudmirrah/ Swan Lake			
AREA REQUIRED:	2,544 m ²			
ESTIMATED MARKET VALUE: (750 m²)		=	\$35,000	
<small>Part R 78215 off The Springs Rd - 2,544 m²</small>				- \$1260
				S94 excl Water & Sewer
Amendment No. 16				- \$1750
File No. 94/2903				S94 Water
Adopted: 7 March 1995				- \$1435
Effective: 15 March 1995				S94 Sewer
		-	\$ 7,945	- \$3500
				10% Disc on Market Val
		=	\$27,055	÷ 750 m ² = \$36/m ²
PROJECT NO:	04 OREC 0002			
LOCALITY:	Berrara/Cudmirrah/ Swan Lake			
AREA REQUIRED:	7,320 m ²			
ESTIMATED MARKET VALUE: (750 m²)		=	\$45,000	
<small>Vacant Crown Land off Goonawarra Dr Waratah Ave, Collier Dr & Filth Ave - 7,320 m²</small>				- \$1260
				S94 excl Water & Sewer
				- \$1750
				S94 Water
				- \$1435
				S94 Sewer
		-	\$ 8,945	- \$4500
				10% Disc on Market Val
		=	\$36,055	÷ 750 m ² = \$48/m ²
PROJECT NO:	05 OREC 0001			
LOCALITY:	Narrawallee/ Mollymook			
AREA REQUIRED:	1,500 m ² & 6,140 m ²			
ESTIMATED MARKET VALUE: (750 m²)		=	\$50,000	
<small>Un-named road reserve zoned 6(c) - 1,500 m² Pt Lot 4 DP 220678 - 2,490 m² Pt Lot 122 DP 579640 - 1,620 m² Pt Lot 5 DP 230931 - 2,030 m²</small>				- \$1204
				S94 excl Water & Sewer
				- \$1750
				S94 Water
				- \$1435
				S94 Sewer
		-	\$ 9,389	- \$5000
				10% Disc on Market Val
		=	\$40,611	÷ 750 m ² = \$54/m ²

SECTION 94 CONTRIBUTION PLAN
PASSIVE OPEN SPACE

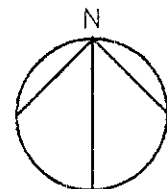
PROJECT NUMBER	LOCALITY	POTENTIAL NEW LOTS/DWLGs	POTENTIAL NEW POPULATION	NEW PASSIVE OPEN SPACE REQUIRED AT 12m/PERS	LOCATION OF NEW PASSIVE OPEN SPACE	AREA OF NEW PASSIVE OPEN SPACE m ²	ESTIMATED MARKET VALUE OF NEW PASSIVE OPEN SPACE	LAND VALUE PER NEW LOT OR CONTRIBUTION
04 OREC 0001	SUSSEX INLET Occupancy Rate 2.36 Pers/Dwlg	819	1,933	23,196 m ²	Pt Lot A, DP 372654	6,100 m ²	x \$36 =	\$219,600
					Pt R 78215 Sth of Thompson	5,300 m ²	x \$36 =	\$190,800
					Por 116-123 Ph Farnham	8,568 m ²	x \$36 =	\$308,448
					Pt Lot 244, DP 253235	3,228 m ²	x \$39 =	\$125,892
					TOTAL	23,196 m ²	\$844,740	- 819 = \$1,031
04 OREC 0002 Amendment N.16 File: 94/2903 Adopted: 7.3.95 Effective: 15.3.95	BERRARA/ CUDMIRRAH/ SWAN LAKE Occupancy Rate 2.56 Pers/Dwlg	321	822	9,864 m ²	R 78215 Off The Springs Rd & Pt Portion 101	2,544 m ²	x \$36 =	\$91,584
					Vacant Crown Land Off Goonawarra Dr, Waratah Ave, Collier Dr & Fifth Ave	7,320 m ²	x \$48 =	\$351,360
					TOTAL	9,864 m ²		\$442,944

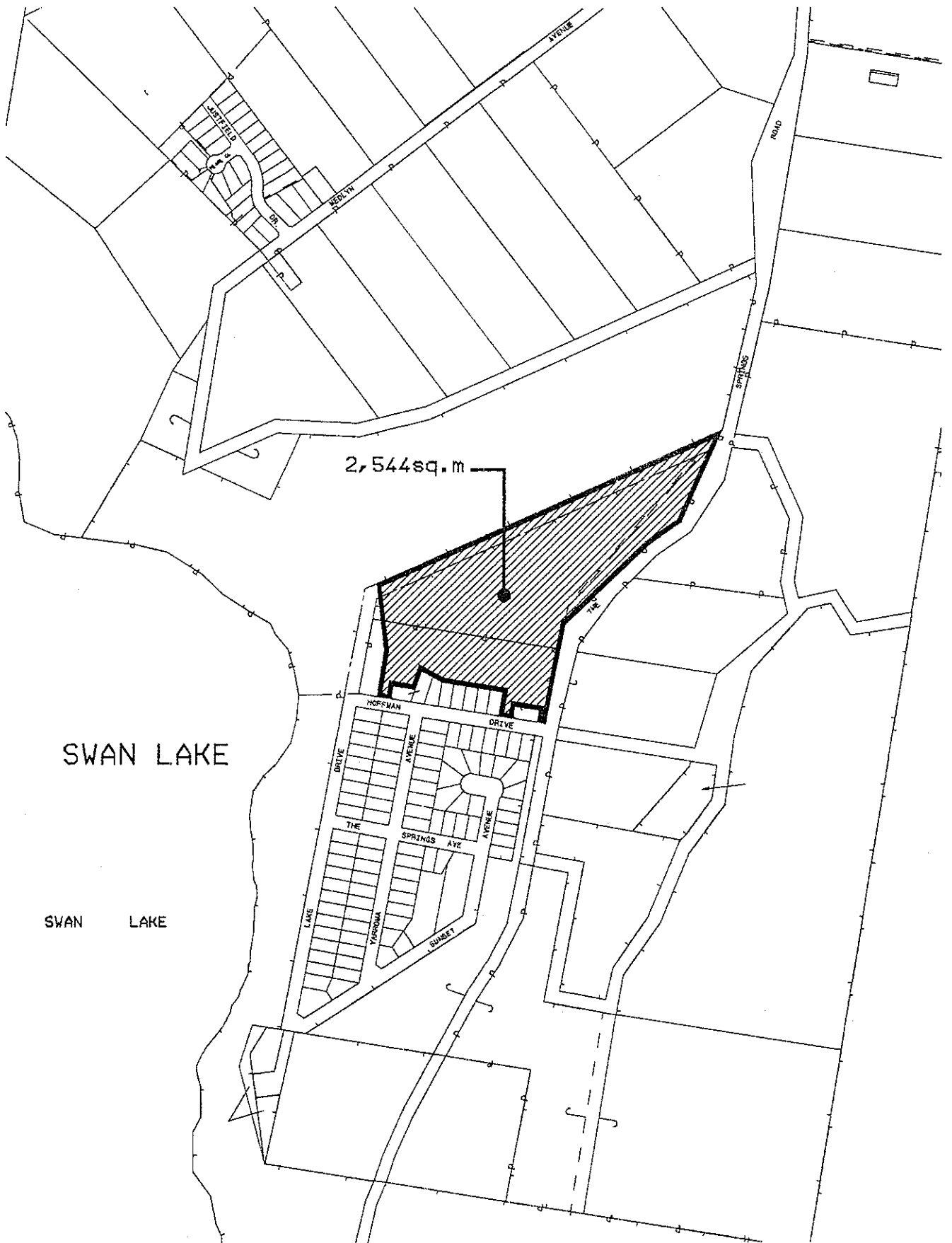


**SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 4
AMENDMENT NO. 16**

FILE NO: 94/2903
 ADOPTED: 7/3/1995
 EFFECTIVE FROM: 15/3/1995
 FACILITY: PASSIVE OPEN SPACE
 PROJECT: BENEFIT AREA - LAND ACQUISITION -
 BERRARA/CUDMIRRAH, SWAN LAKE

PROJECT No:
04 OREC 0002

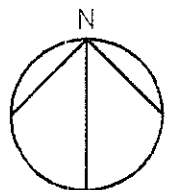


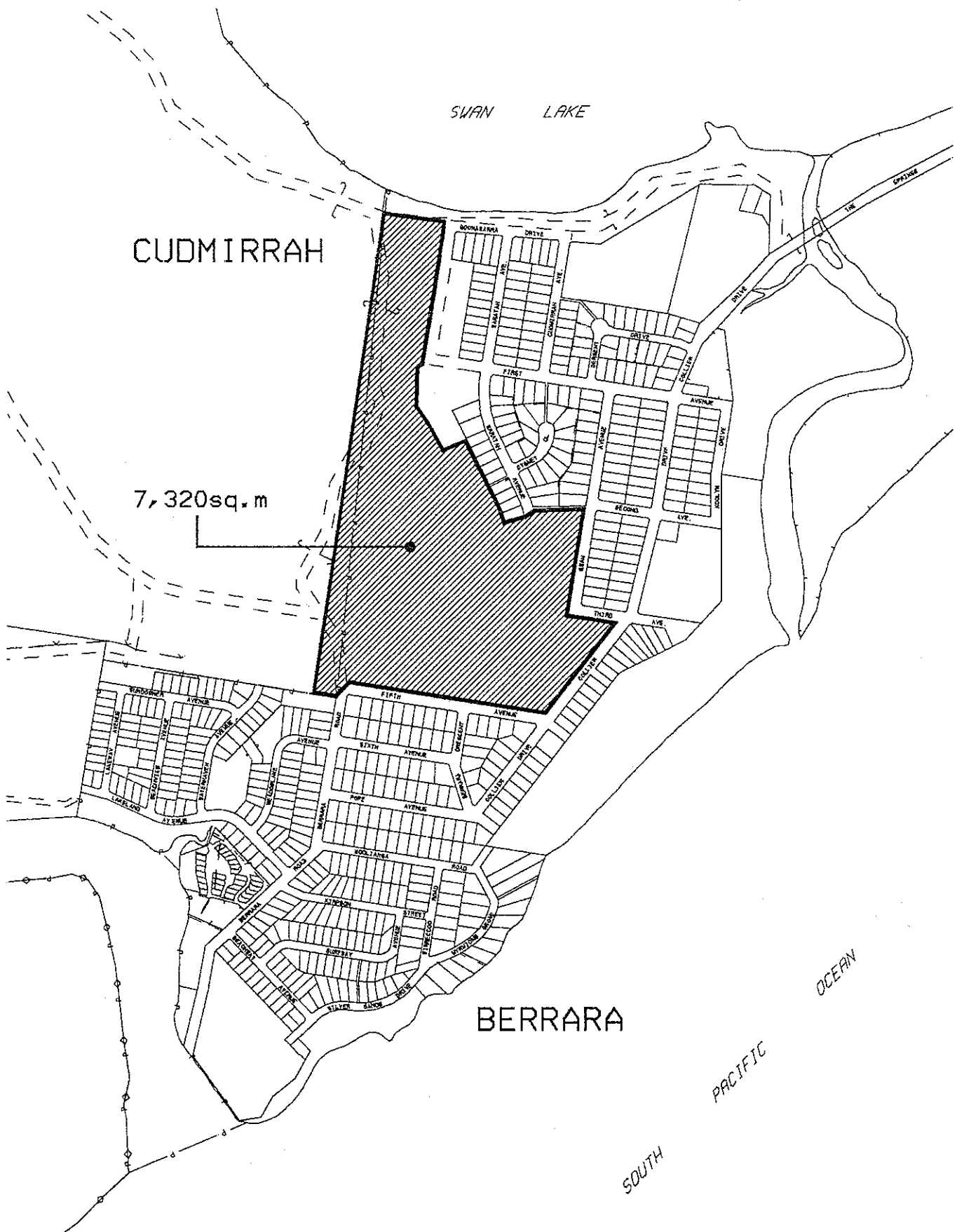


**SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 4
AMENDMENT NO. 16**

FILE NO: 94/2903
 ADOPTED: 7/3/1995
 EFFECTIVE FROM: 15/3/1995
 FACILITY: PASSIVE OPEN - SPACE RECREATION
 PROJECT: LAND AQUISION: BERRARA/CUDMIRRAH,
 SWAN LAKE (2,544m2)

PROJECT No:
04 OREC 0002





**SHOALHAVEN CITY COUNCIL
CONTRIBUTION PLAN AREA 4
AMENDMENT NO. 16**

FILE NO: 94/2903
 ADOPTED: 7/3/1995
 EFFECTIVE FROM: 15/3/1995
 FACILITY: PASSIVE OPEN - SPACE RECREATION
 PROJECT: LAND AQUISITION: BERRARA/CUDMIRRAH,
 SWAN LAKE (7320m2)

PROJECT No:
04 OREC 0002

