

Shealhaven Contributions Plan

Project Sheet

All changes are shown highlighted (additions) or highlighted strikethrough (deletions).

Project Code	01OREC50009
Project Area/ Project Category	Area 1 / Passive Recreation
Location	Berry
Description	Land acquisition Embellishment for passive open space (west of the Princes Highway, Berry).
Strategy	To provide new and embellished passive open space to meet user needs associated with future development demand.
Project Estimate	\$1,023,400.00 in Nov 2004 Total Cost: \$1,521,332.00 in Dec 2021 Balance: \$280,581.38 in Dec 2021
Indexed Estimate	\$1,645,574.37 \$280,581.38
Apportionment	The apportionment related to the balance is 100% to development.
Nexus	The project is critical to provide public open space that meets current and future user requirements for outdoor recreational and social activity.
Supporting Information	This project is described in Shealhaven DCP Chapter N3 Berry Residential Subdivision. See also following page/s
Land Acquisition Estimate	\$1,023,400.00 in Nov 2004 Nil
Timing	2022-2026

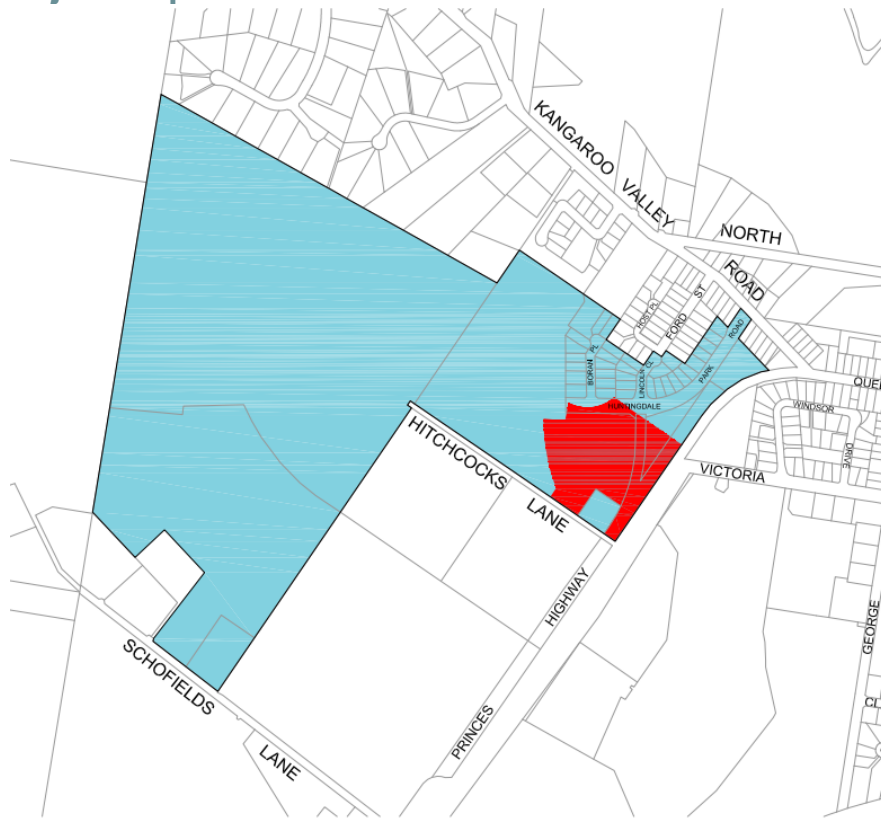
Contribution Rate

Financial Year	Contribution Rate Type	Contribution Rate	Existing ET/M2/SP	Future ET/M2/SP	Total ET/M2/SP
2021	Equivalent Tenement	\$4,784.16	300	354	354
		\$1,787.14		157	457

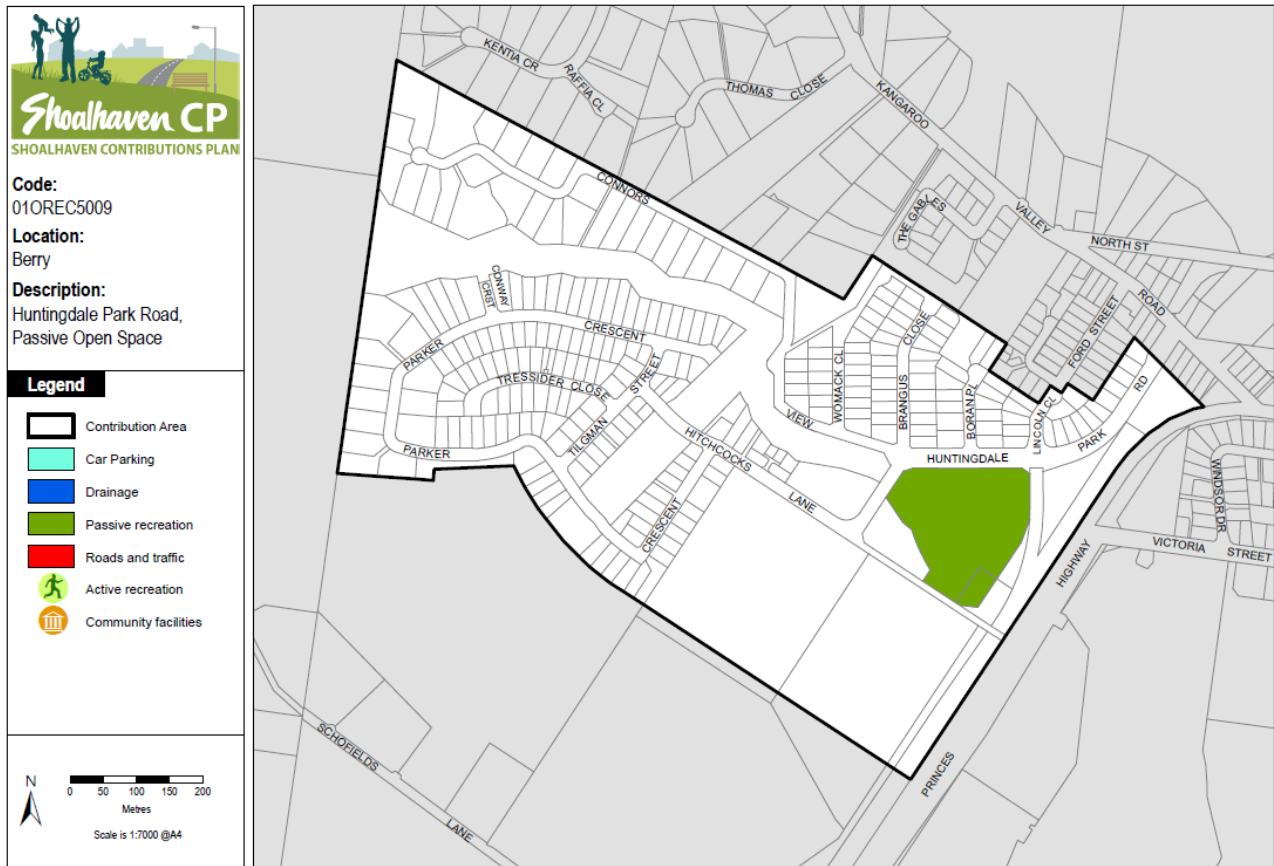


Shoalhaven Contributions Plan

Existing Project Map



Proposed Project Map



Shoalhaven Contributions Plan

Supporting Information

All changes are shown highlighted (additions) or highlighted-strikethrough-(deletions).

Project Code	01OREC0009
Project Name	Land Acquisition Embellishment for Passive Open Space (west of the Princes Highway, Berry)
Project Status	Project not completed

Estimated Project Cost Breakdown as at ~~November 2004~~ December 2021

Acquisition costs

Area (m ²)	Rate per m ²	Estimated Cost
34,000	\$30.10	\$1,023,400

Embellishment Costs as at December 2021

Item	Description	Qty	Unit	Rate	Amount
1	General				
1.1	General Site Establishment	1	item	\$12,000	\$12,000
1.2	Design and Project Management	1	item	\$89,000	\$89,000
1.3	Prepare and implement Site Specific & Environmental Management Plan	1	item	\$12,000	\$12,000
2	Clearing and Earthworks				
2.1	Miscellaneous landscape preparation – weeds, removal of weeds, dead tree pruning of trees etc.	1	item	\$50,000	\$50,000
2.2	Subgrade to desired levels. Utilise spoil on site if feasible.	1	item	\$8,000	\$8,000
3	Civil Works				
3.1	Construct Carpark (368m ²)	1	m ²	\$160,000	\$160,000
3.2	Concrete path around playground	192	m ²	\$165	\$31,680
3.3	Concrete path from carpark	66	m ²	\$165	\$10,890
3.4	Tracks sealed	433	m ²	\$165	\$71,445
4	Park Landscape Items				
4.1	Boardwalk	106	m ²	\$950	\$100,700
4.2	Construct footbridge	1	item	\$40,000	\$40,000
4.3	Viewing platform works	1	item	\$30,000	\$30,000
4.4	Supply and install seats	5	item	\$2,000	\$10,000



Shoalhaven Contributions Plan

4.5	Supply and install playground	1	item	\$250,000	\$250,000
4.6	Supply and install shade for playground	1	item	\$25,000	\$25,000
4.7	Supply and install fencing for playground and carpark	198	m	\$230	\$45,540
4.8	Supply and install fitness stations	1	item	\$25,000	\$25,000
4.9	Supply and install bin enclosures	3	item	\$3,000	\$9,000
4.10	Supply and install picnic shelter	2	item	\$25,000	\$50,000
4.11	Community Space Works miscellaneous landscape works	1	item	\$40,000	\$40,000
4.12	Signage	1	item	\$30,000	\$30,000
4.13	Miscellaneous landscape works – restoration, planning etc (TBC)	1	rate	\$70,000	\$70,000
5	TOTAL				\$1,170,255
6	Contingency 30%				\$351,077
7	GRAND TOTAL				\$1,521,332
8	Contributions collected to date				\$1,240,750.12
9	Balance (contributions to be collected) – 100% apportioned to development				\$280,581.38

Benefit Area(s) Assumptions

The area to benefit from the provision of passive open space between Hitchcocks Lane and Huntingdale Park Road is the local residential catchment of Huntingdale Park. This area has grown in population over the past decade and will continue to grow with new land release south of Hitchcocks Lane. The project will provide recreational space and local park embellishments within walking distance of residents living in west of the Princes Highway at Berry (e.g. Huntingdale Park Estate and the new residential area south of Hitchcocks Lane).

Apportionment Assumptions

*This project is apportioned 100% to development, therefore existing development is not included in the project page calculation.

This project is apportioned 100% to development within the contributions area.

01OREC5009 Contributions Area	Huntingdale Park Estate	Hitchcocks Lane Release Area
Existing ETs	300	0
Future ETs	14	143
Total ETs	314	143



Shoalhaven Contributions Plan

ET credits*	*300	0
Total Future ETs	157	

NOTES:

- contributions have been collected for existing development
- assume 10% of total lots developed as dual occupancies
- existing medium density developments included

Development Contributions estimated as at December 2021

01OREC00115 Benefit Area	Existing Lots	Potential Single Detached Dwellings	Potential Medium Density Dwellings	Estimated Capacity (Total)	Benefit Area Cost	2004 2020 Contribution per ET
Dwellings	11*	291	105	407	\$1,023,400	\$2,890.96
ETs	11*	291	63	365		

Actual Project Cost/Estimated Project Cost

Project not completed.

History of Amendment to this Project

None applicable.

This project supersedes the following inactive projects:

- 01AREC0007

Draft amendment December 2021 – Funds collected for acquisition reallocated to embellishment of the passive open space area. Hitchcocks Lane (south) residential area included in Contributions Area.

Other Relevant Information

History of Project - Berry Gardens Estate

In anticipation of development in the area west of Berry, Council prepared Development Control Plan (DCP) No. 70 to guide development outcomes of the Berry Gardens/Huntingdale Park Estate. This DCP came into effect on 25 June 1998, and identified the need for the provision of certain facilities to ensure that residential amenity standards would be achieved and that the environmental quality of the area would not be compromised. The controls of DCP No. 70 have now been incorporated into Chapter N3 of the *Shoalhaven DCP 2014*. The provision of public open space within the Estate forms part of the existing approval for residential development over the major part of project area.

Review of Project September 2020 – December 2021 – Hitchcocks Lane Subdivision



Shoalhaven Contributions Plan

As part of the assessment of Planning Proposal 029 to rezone land south of Hitchcocks Lane to allow for residential development, the passive open space needs of the area was reviewed and this project updated to reflect the local recreation needs of the community west of the Princes Highway at Berry.

The total number of ETs (households) for the area is estimated at 457. Of these, 300 ETs are existing (Huntingdale Park Estate) with a further 157 ETs to be delivered (as part of the Hitchcocks Lane South development and additional infill development in Huntingdale Park Estate). As of December 2021, \$1,240,750.12 of contribution funds have been collected for the project. The delivery of the project has been costed at \$1,521,332. The balance of contributions is \$280,581.38 is to be collected from future development in the benefit area.

Note: Contribution rates are adjusted annually on 1 July to reflect annual changes to the Consumer Price Index. These rates are adjusted in accordance with the indexation formula detailed in the Contributions Plan 2019.

