

Shoalhaven Contributions Plan

Supporting Information

Project Code	01OREC5009
Project Name	Embellishment for Passive Open Space (west of the Princes Highway, Berry)
Project Status	Project not completed

Estimated Project Cost Breakdown as at December 2021

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 (368m2)	1	m2	\$160,000	\$160,000
3.2	Concrete path around playground	192	m2	\$165	\$31,680
3.3	Concrete path from carpark	66	m2	\$165	\$10,890
3.4	Tracks sealed	433	m2	\$165	\$71,445
4	Park Landscape Items				
4.1	Boardwalk / pathway (subject to funding, noting reprioritisation of funds towards other facilities is possible during detailed design phase)	106	m2	\$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
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



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4.7	Supply and install fencing for playground and carpark	198	m	\$230	\$45,540
4.8	Exercise space (fitness stations or half-court basketball or other subject to detailed design)	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, native tree planting (local species preferred) 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 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
ET credits*	*300	0
Total Future ETs	157	



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NOTES:

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

Actual Project Cost/Estimated Project Cost

Project not completed.

History of Amendment to this Project

This project supersedes the following inactive projects:

- 01AREC0007
- 01OREC0009. Funds reallocated for embellishment of 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 – June 2022– Hitchcocks Lane Subdivision

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.

