



Section 94 Contributions Plan 2004

Amendment No. 75

Area 5 Passive Open Space

Narrawallee/Mollymook	05	OREC	0001
Ulladulla	05	OREC	0002
Bendalong	05	OREC	0003
Manyana	05	OREC	0004
Fishermans Paradise	05	OREC	0005
Kings Point	05	OREC	0006
Killarney	05	OREC	0007
Lake Conjola	05	OREC	0008
Milton	05	OREC	0009
Burrill Lake/Dolphin Point	05	OREC	0010
Lake Tabourie	05	OREC	0011
Bawley Point	05	OREC	0012
Kioloa	05	OREC	0013
Conjola Park	05	OREC	0014
Dolphin Point	05	OREC	0017

Reference 28707

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Effective from: 17 October 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 Regulations 2000.

3. Planning Area 5 Milton/Ulladulla & the Southern Shoalhaven District

- Area 5 contains the second largest population (17,445), however it has experienced a small increase in its growth rate from 2% in 1991-1996, to 2.5% in the 1996-2001 period.
- The fastest growing villages (highest growth rate) in Area 5 between 1996-2001 were Narrawallee, Kioloa and Conjola Park.

- The trend of a high aged population continues in Area 5 with 22.5% of the population aged 65 years and over (35.8% aged 55 years and over).
- Of those residents born in a non-English speaking country, those born in Germany and Italy have the highest representation.
- Area 5 has the second lowest unemployment rate of 12.2% (still relatively high, but down from 16.3% in 1996).
- 34% of dwellings in Area 5 are unoccupied.
- 7.8% of households in Area 5 do not have vehicles, which is lower than the city average of 9%.

Age Characteristics relating to Planning Area 5 are shown in the *Area 5 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 5 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 seven Area 5 passive open space projects from the Section 94 Contributions Plan.

This Plan amends two existing projects and creates one new project for the provision of passive open space at Dolphin Point.

5. Deleted Projects

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

05 OREC 0001 Narrawallee/Mollymook

Excluding Icon and District Parks, adequate passive open space areas exist in the Narrawallee/Mollymook urban areas to meet capacity demand.

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

05 OREC 0002 Ulladulla

Excluding Icon and District Parks, adequate passive open space areas exist in the Ulladulla urban area to meet capacity demand.

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

05 OREC 0003 Bendalong

The original Plan assumed adjoining vacant Crown land would be developed. This area is now within Conjola National Park and is unlikely to be developed for residential use.

Without the development of Crown land, Bendalong village has little future development potential. Bendalong village 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 Bendalong village area.

05 OREC 0005 Fishermans Paradise

Passive open space identified in the original Plan has been acquired. Passive open space within Fishermans Paradise is now adequate to meet capacity demand.

05 OREC 0006 Kings Point

Excluding Icon and District Parks, adequate passive open space areas exist within the urban area of Kings Point to meet capacity demand.

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

05 OREC 0008 Lake Conjola

Lake Conjola village is essentially developed with adequate passive open space to meet capacity demand.

05 OREC 0009 Milton

Excluding Icon and District Parks, adequate passive open space areas exist within the Milton urban area to meet capacity demand.

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

05 OREC 0010 Burrill Lake/Dolphin Point

Burrill Lake village and existing Dolphin Point area have essentially reached capacity and have adequate passive open space to meet capacity demand.

Project funds will be spent on upgrading and embellishment of the existing public reserves within the Burrill Lake/Dolphin Point village areas.

05 OREC 0011 Lake Tabourie

Council has resolved not to proceed with the acquisition of land at Wermouth Drive. There is adequate open space within Lake Tabourie village to meet capacity demand.

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

05 OREC 0012 Bawley Point

Since the original plan came into effect 2,895.2 m² of passive open space has been acquired.

There is now sufficient passive open space at Bawley Point village to meet capacity demand.

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

05 OREC 0013 Kioloa

Excluding Icon and District Parks, adequate passive open space areas exist within the Kioloa urban area to meet capacity demand.

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

05 OREC 0014 Conjola Park

Conjola Park has reached capacity with adequate passive open space to meet capacity demand.

6. Current Projects

05 OREC 0004

Manyana Provision of Passive Open Space

Given there is potential for 297 new lots before capacity is reached 8,304 m² of passive open space will be required to meet future demand.

05 OREC 0007

Killarney Provision of Passive Open Space

Potential exists for 145 new lots in this area. Therefore, before capacity is reached 4,176 m² of passive open space will be required to meet future demand.

7. New Project

05 OREC 0017

Dolphin Point Provision of Passive Open Space

Given the potential for 300 new lots before capacity is reached 8,460 m² 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)

05 OREC 0004

Manyana Provision of Passive Open Space

The Benefit Area comprises all the urban land within the Manyana village area.

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

05 OREC 0007

Killarney Provision of Passive Open Space

The Benefit Area comprises all the urban land within the village of Killarney.

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

**05 OREC 0017
Dolphin Point
Provision of Passive Open Space**

The Benefit Area comprises all the urban land within the Dolphin Point village area.

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

9. Development and Demand Nexus

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

05 OREC 0004 Manyana
05 OREC 0007 Killarney
05 OREC 0017 Dolphin Point

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 residential 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)

05 OREC 0004 = \$1,493.87/E.T.
05 OREC 0007 = \$1,571.86/E.T.
05 OREC 0017 = \$1,535.67/E.T.

The contribution rate is 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)

05 OREC 0004 = \$ 443,680
05 OREC 0007 = \$ 227,920
05 OREC 0017 = \$ 460,700

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 twelve m² 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 (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 coordinate 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 linkage;
- 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.

05 OREC 0004 Manyana Provision of Passive Open Space

Pt Lot 172 DP755923 = 8,304 m²

05 OREC 0007 Killarney Provision of Passive Open Space

Pt Lot 37 DP 733495 = 4,176 m²

The required passive open space is to be located along the foreshore area of the subject land.

05 OREC 0017 Dolphin Point Provision of Passive Open Space

Pt Lot 140 DP 755972 = 4,510 m²

Pt Lot 1 DP 1045990 = 3,950 m²

Total = 8,460 m²

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 5 Population Age Characteristics
- B 05 OREC 0004: Benefit Area Map
- C 05 OREC 0007: Benefit Area Map
- D 05 OREC 0017: Benefit Area Map
- E 05 OREC 0004: Apportionment Table & Estimated Cost
- F 05 OREC 0007: Apportionment Table & Estimated Cost
- G 05 OREC 0017: Apportionment Table & Estimated Cost
- H 05 OREC 0004: Locality Map
- I 05 OREC 0007: Locality Map
- J 05 OREC 0017: Locality Map

References

- Section 94 Environmental Planning & Assessment Act, 1979;
- Clauses 26-38 (inclusive) Planning & Assessment Regulation 2000; and
- Shoalhaven City Council Contributions Plan Manual; 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 5 Population Age Characteristics

Census Applications Small Area System - 1991						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	514	3.67%	504	3.59%	1,018	7.26%
5-9	552	3.94%	518	3.69%	1,070	7.63%
10-14	485	3.46%	437	3.12%	922	6.58%
15-19	395	2.82%	354	2.52%	749	5.34%
20-24	276	1.97%	253	1.80%	529	3.77%
25-29	361	2.57%	367	2.62%	728	5.19%
30-34	503	3.59%	599	4.27%	1,102	7.86%
35-39	534	3.81%	518	3.69%	1,052	7.50%
40-44	440	3.14%	443	3.16%	883	6.30%
45-49	344	2.45%	312	2.23%	656	4.68%
50-54	316	2.25%	340	2.42%	656	4.68%
55-59	346	2.47%	439	3.13%	785	5.60%
60-64	546	3.89%	531	3.79%	1,077	7.68%
65-69	554	3.95%	549	3.92%	1,103	7.87%
70-74	387	2.76%	379	2.70%	766	5.46%
75+	407	2.90%	518	3.69%	925	6.60%
Total	6,960	49.64%	7,061	50.36%	14,021	100.00%

Census Applications Small Area System - 1996						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	531	3.44%	495	3.21%	1,026	6.65%
5-9	616	3.99%	566	3.67%	1,182	7.66%
10-14	537	3.48%	563	3.65%	1,100	7.13%
15-19	406	2.63%	359	2.33%	765	4.96%
20-24	304	1.97%	227	1.47%	531	3.44%
25-29	289	1.87%	370	2.40%	659	4.27%
30-34	387	2.51%	521	3.38%	908	5.89%
35-39	581	3.77%	615	3.99%	1,196	7.75%
40-44	532	3.45%	557	3.61%	1,089	7.06%
45-49	511	3.31%	449	2.91%	960	6.22%
50-54	375	2.43%	433	2.81%	808	5.24%
55-59	421	2.73%	440	2.85%	861	5.58%
60-64	455	2.95%	523	3.39%	978	6.34%
65-69	616	3.99%	594	3.85%	1,210	7.84%
70-74	467	3.03%	470	3.05%	937	6.07%
75+	537	3.48%	680	4.41%	1,217	7.89%
Total	7,565	49.04%	7,862	50.96%	15,427	100.00%

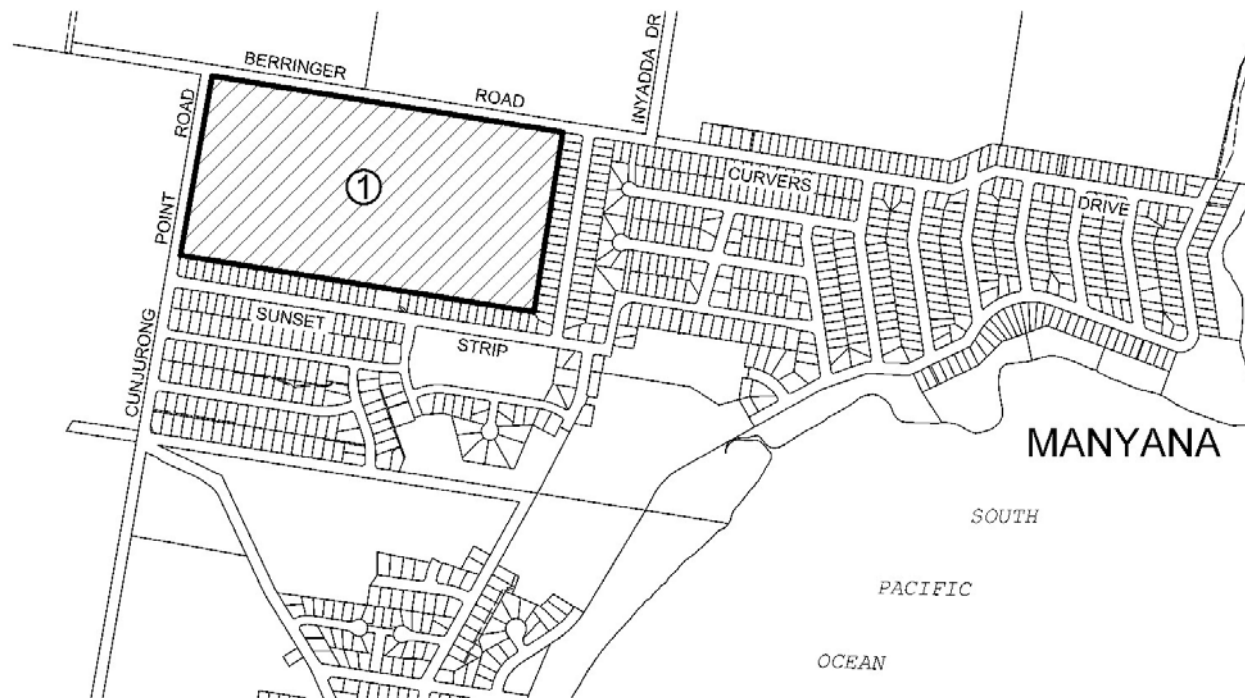
Census Applications Small Area System - 2001						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	489	2.80%	511	2.93%	1,000	5.73%
5-9	616	3.53%	606	3.47%	1,222	7.00%
10-14	638	3.66%	663	3.80%	1,301	7.46%
15-19	524	3.00%	473	2.71%	997	5.72%
20-24	244	1.40%	246	1.41%	490	2.81%
25-29	322	1.85%	334	1.91%	656	3.76%
30-34	358	2.05%	468	2.68%	826	4.73%
35-39	525	3.01%	609	3.49%	1,134	6.50%
40-44	654	3.75%	682	3.91%	1,336	7.66%
45-49	583	3.34%	574	3.29%	1,157	6.63%
50-54	524	3.00%	551	3.16%	1,075	6.16%
55-59	527	3.02%	578	3.31%	1,105	6.33%
60-64	610	3.50%	631	3.62%	1,241	7.11%
65-69	551	3.16%	611	3.50%	1,162	6.66%
70-74	593	3.40%	560	3.21%	1,153	6.61%
75-79	400	2.29%	433	2.48%	833	4.78%
80-84	186	1.07%	260	1.49%	446	2.56%
85-89	101	0.58%	128	0.73%	229	1.31%
90-94	15	0.09%	46	0.26%	61	0.35%
95-99	9	0.05%	6	0.03%	15	0.09%
100+	0	0.00%	6	0.03%	6	0.03%
Total	8,469	48.55%	8,976	51.45%	17,445	100.00%

Year 2006 Estimate						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	625	3.06%	615	3.01%	1,240	6.08%
5-9	690	3.38%	650	3.19%	1,340	6.57%
10-14	700	3.43%	670	3.28%	1,370	6.72%
15-19	615	3.01%	615	3.01%	1,230	6.03%
20-24	475	2.33%	495	2.43%	970	4.75%
25-29	430	2.11%	480	2.35%	910	4.46%
30-34	530	2.60%	620	3.04%	1,150	5.64%
35-39	575	2.82%	655	3.21%	1,230	6.03%
40-44	635	3.11%	695	3.41%	1,330	6.52%
45-49	700	3.43%	790	3.87%	1,490	7.30%
50-54	655	3.21%	705	3.46%	1,360	6.67%
55-59	640	3.14%	760	3.73%	1,400	6.86%
60-64	655	3.21%	715	3.50%	1,370	6.72%
65-69	670	3.28%	690	3.38%	1,360	6.67%
70-74	530	2.60%	550	2.70%	1,080	5.29%
75+	755	3.70%	815	4.00%	1,570	7.70%
Total	6,775	48.43%	7,475	51.57%	20,400	100.00%

Year 2011 Estimate						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	700	3.11%	680	3.02%	1,380	6.13%
5-9	745	3.31%	705	3.13%	1,450	6.44%
10-14	735	3.27%	705	3.13%	1,440	6.40%
15-19	650	2.89%	650	2.89%	1,300	5.78%
20-24	560	2.49%	590	2.62%	1,150	5.11%
25-29	545	2.42%	585	2.60%	1,130	5.02%
30-34	570	2.53%	680	3.02%	1,250	5.56%
35-39	620	2.76%	720	3.20%	1,340	5.96%
40-44	610	2.71%	690	3.07%	1,300	5.78%
45-49	695	3.09%	775	3.44%	1,470	6.53%
50-54	730	3.24%	870	3.87%	1,600	7.11%
55-59	750	3.33%	860	3.82%	1,610	7.16%
60-64	795	3.53%	895	3.98%	1,690	7.51%
65-69	720	3.20%	750	3.33%	1,470	6.53%
70-74	595	2.64%	605	2.69%	1,200	5.33%
75+	800	3.56%	920	4.09%	1,720	7.64%
Total	10,820	48.09%	11,680	51.91%	22,500	100.00%

Capacity Estimate						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0-4	999	3.10%	974	3.03%	1,974	6.13%
5-9	1,064	3.31%	1,009	3.13%	2,074	6.44%
10-14	1,049	3.26%	1,009	3.13%	2,059	6.39%
15-19	929	2.89%	929	2.89%	1,859	5.77%
20-24	800	2.48%	849	2.64%	1,649	5.12%
25-29	780	2.42%	839	2.61%	1,619	5.03%
30-34	819	2.55%	974	3.03%	1,794	5.57%
35-39	889	2.76%	1,029	3.20%	1,919	5.96%
40-44	874	2.72%	989	3.07%	1,864	5.79%
45-49	994	3.09%	1,109	3.45%	2,104	6.53%
50-54	1,044	3.24%	1,244	3.86%	2,289	7.11%
55-59	1,074	3.34%	1,229	3.82%	2,304	7.15%
60-64	1,139	3.54%	1,279	3.97%	2,418	7.51%
65-69	1,029	3.20%	1,074	3.34%	2,104	6.53%
70-74	849	2.64%	864	2.68%	1,714	5.32%
75+	1,144	3.55%	1,314	4.08%	2,458	7.64%
Total	15,480	48.08%	16,720	51.92%	32,200	100.00%

Appendix B - 05 OREC 0004: Benefit Area Map



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

PROJECT NO.
05 OREC 0004



Appendix C - 05 OREC 0007: Benefit Area Map

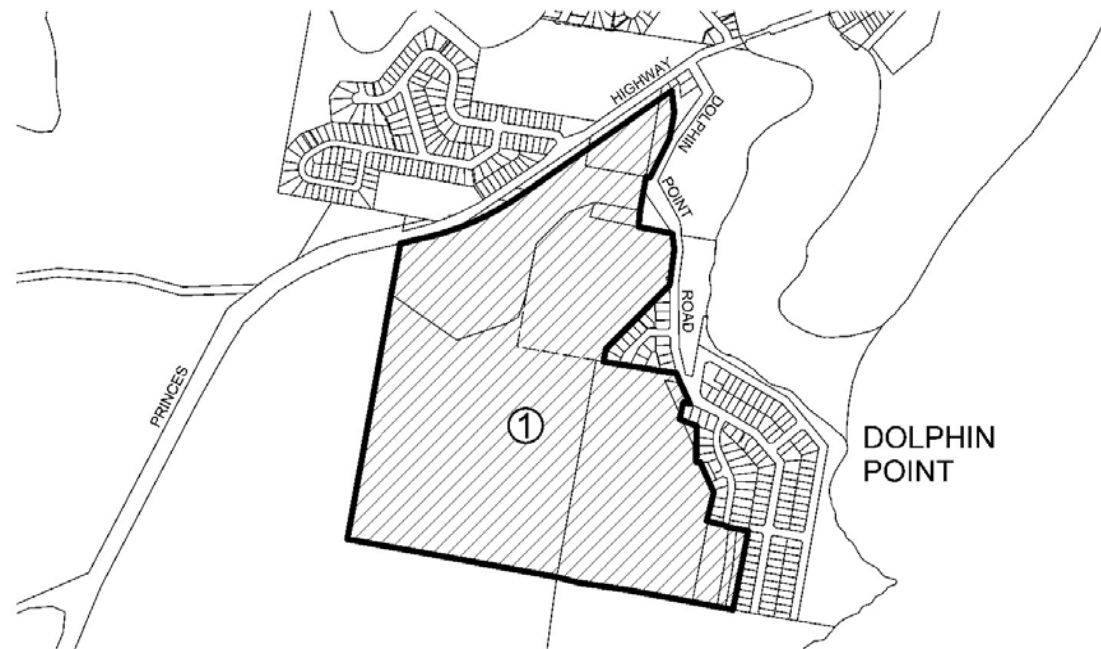


SHOALHAVEN CITY COUNCIL
S94 CP2004
AMENDMENT NO.75
PASSIVE OPEN SPACE
FILE NO:28707
FACILITY: PASSIVE OPEN SPACE - KILLARNEY
PROJECT: BENEFIT AREA - LAND ACQUISITION

PROJECT NO.
05 OREC 0007



Appendix D - 05 OREC 0017: Benefit Area Map



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

PROJECT NO.
05 OREC 0017



Appendix E - 05 OREC 0004: Apportionment Table & Estimated Cost

Apportionment Table

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

MANYANA

05 OREC 0004 Benefit Area	Existing Lots	Estimated Future Lots	Estimated Total Lots	Benefit Area Cost	Contribution Per E.T.
1	893	297	1,190	\$443,680	\$1,493.87

Estimated Cost

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

Estimated Passive Open Space Requirement

$$\begin{array}{rclcl} \text{Future Lots} & & \text{Occ Rate} & & \text{No Persons} \\ 297 & \times & 2.33 & = & 692 \end{array}$$

$$\begin{array}{rclcl} \text{People} & & \text{M}^2 & & \text{M}^2 \\ 692 & \times & 12 & = & 8,304 \end{array}$$

Estimated Project Cost

	M ²		Rate \$		Estimated Cost \$
Lot 172 DP755923	8,304	x	45.00	=	373,680

Embellishment (Playground, Landscaping, Walking Paths, Seating, Signage) = \$70,000

Estimated Project Cost = \$443,680

Appendix F - 05 OREC 0007: Apportionment Table & Estimated Cost

Apportionment Table

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

KILLARNEY

05 OREC 0007 Benefit Area	Existing Lots	Estimated Future Lots	Estimated Total Lots	Benefit Area Cost	Contribution Per E.T.
1	26	145	171	\$227,920	\$1,571.86

Estimated Cost

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

Estimated Passive Open Space Requirement

$$\begin{array}{rclcl} \text{Future Lots} & & \text{Occ Rate} & & \text{No Persons} \\ 145 & \times & 2.40 & = & 348 \end{array}$$

$$\begin{array}{rclcl} \text{People} & & \text{M}^2 & & \text{M}^2 \\ 348 & \times & 12 & = & 4,176 \end{array}$$

Estimated Project Cost

	M ²		Rate \$		Estimated Cost \$
Lot 37 DP733495	4,176	x	45.00	=	187,920

Embellishment (Playground, Landscaping, Walking Paths, Seating, Signage) = \$40,000

Estimated Project Cost = \$227,920

Appendix G - 05 OREC 0017: Apportionment Table & Estimated Cost

Apportionment Table

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

DOLPHIN POINT

05 OREC 0017 Benefit Area	Existing Lots	Estimated Future Lots	Estimated Total Lots	Benefit Area Cost	Contribution Per E.T.
1	160	300	460	\$460,700	\$1,535.67

Estimated Cost

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

Estimated Passive Open Space Requirement

$$\begin{array}{rclcl} \text{Future Lots} & & \text{Occ Rate} & & \text{No Persons} \\ 300 & \times & 2.35 & = & 705 \end{array}$$

$$\begin{array}{rclcl} \text{People} & & \text{M}^2 & & \text{M}^2 \\ 705 & \times & 12 & = & 8,460 \end{array}$$

Estimated Project Cost


	M ²		Rate \$		Estimated Cost \$
Lot 140 DP 755972	4,510	x	45.00	=	202,950
Lot 1 DP 1045990	3,950	x	45.00	=	177,750
	8,460			=	380,700

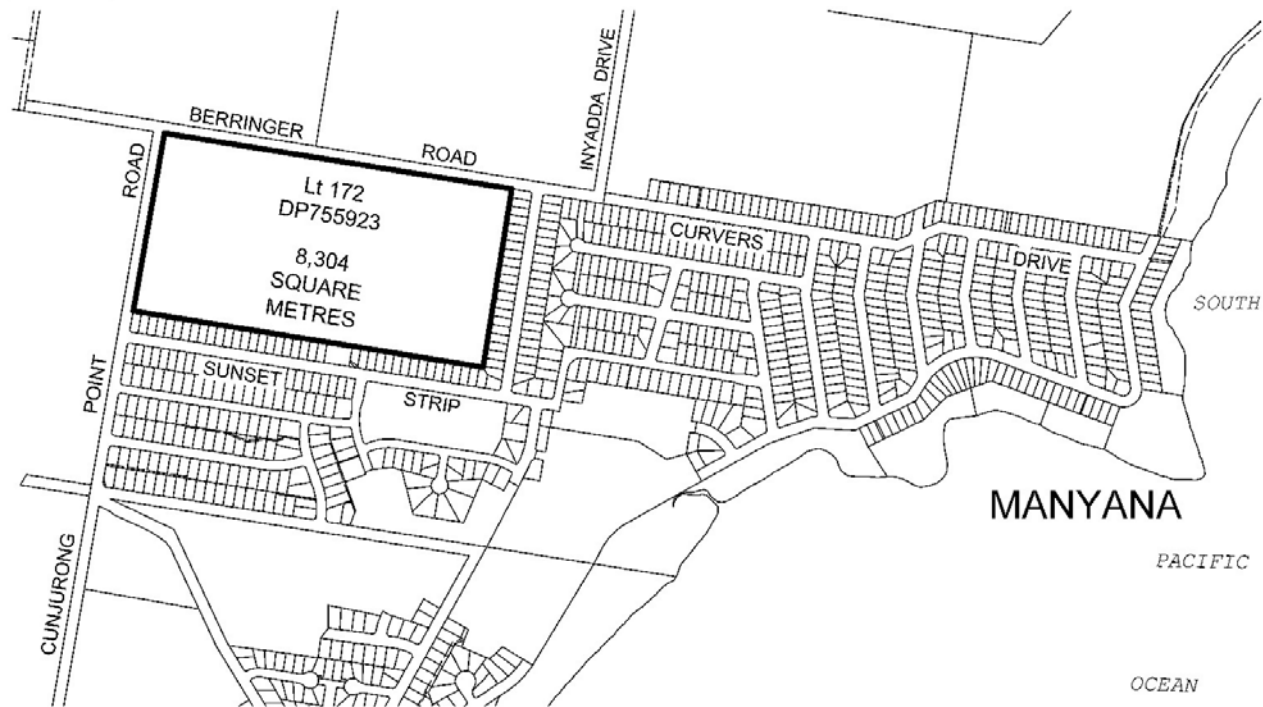
Embellishment (Playground, Landscaping, Walking Paths, Seating, Signage) = \$80,000

Estimated Project Cost = \$460,700

Appendix H - 05 OREC 0004: Locality Map

APPENDIX
LOCALITY MAP : 05 OREC 0004
BERRINGER ROAD - MANYANA

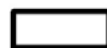
 Subject Land

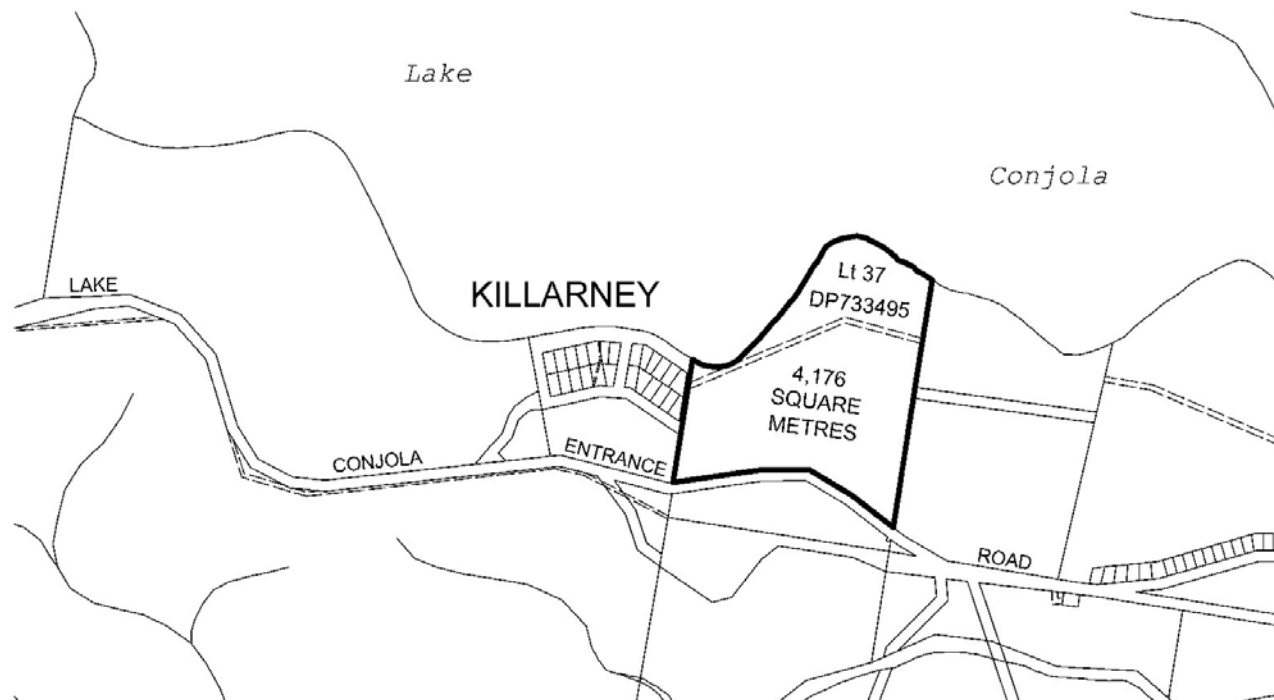


Appendix I - 05 OREC 0007: Locality Map

APPENDIX
LOCALITY MAP : 05 OREC 0007
LAKE CONJOLA ENTRANCE ROAD - KILLARNEY



 Subject Land



Appendix J - 05 OREC 00017: Locality Map

APPENDIX
LOCALITY MAP : 05 OREC 0017
DOLPHIN POINT ROAD - DOLPHIN POINT



 Subject Land

