

Shoalhaven Contributions Plan

Supporting Information

Project Code	01OREC0013
Project Name	Land Acquisition for Passive Open Space (Old Southern Road, South Nowra)
Project Status	Project partially completed

Estimated Project Cost Breakdown as at 2004

Subject Land	Area (m ²)	Rate per m ²	Estimated Cost
Land Acquisition			
Part Lot 286 DP 755952	4,330	\$32.50	\$140,725
Part Lot 287 DP 755952	3,270	\$32.50	\$106,275
Part Lot 288 DP 755952	3,950	\$32.50	\$128,375
Part Lot 289 DP 755952	4,160	\$30.00	\$124,800
Part Lot 188 DP 755952	10,728	\$27.50	\$295,020
Sub Total	26,438		\$795,195
Embellishment (playground, landscaping, walking paths, seating, signage)			\$350,000
Estimated Project Cost			\$1,145,195

Apportionment Assumptions

None applicable

Benefit Area(s) Assumptions

None applicable

Actual Project Cost

Project not completed

History of Amendment to this Project

None applicable

Other Relevant Information

Minimum land requirements for recreation parks (from Council's *Community Infrastructure Strategic Plan*)

In the past developers have dedicated unusable land for local recreation parks. The following criteria are provided as a guide to land that will not be accepted by Council for dedication for passive local open space for park purposes unless it adds to an existing reserve, or will be added to from future subdivisions to create at least at the minimum area:



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- Land with an area less than 0.3ha
- Irregular land in which the widest section is less than 30m
- That does not provide good visibility from local area and potential for adequate passive surveillance
- Land which any part has a slope greater than 20%
- Land which is substantially covered with native vegetation
- Land which contains drainage areas and stormwater easements, which have no recreational value but primarily exists as part of a natural watercourses, or for drainage control or stormwater management
- Land required to ensure the provision of appropriate riparian zones along watercourses
- Land upon which utilities such as water, sewerage pumping stations, stormwater pumping stations, electricity substations, power transmission towers or other similar level infrastructure is located
- Land that does not have adequate access for maintenance vehicles, or for visitor parking if required
- Land that is subject to inundation that is greater than 10% AEP
- Land whose sole purpose is to form a setback to neighbouring properties for fire risk management (asset protection zones)

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.

