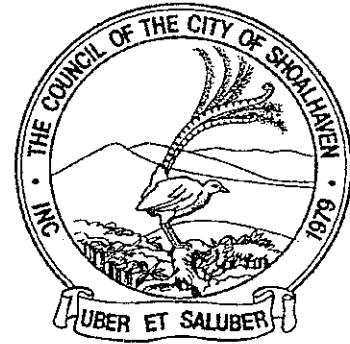


SHOALHAVEN CITY COUNCIL

CONTRIBUTIONS PLAN - AMENDMENT NO. 1



02 CFAC 0004	:	Provision of Community Hall for Long Bow Point village within the Culburra Expansion Area
File Number	:	93/2559
Exhibited from	:	21 December 1994
to	:	3 February 1995
Adopted	:	4 April 1995
Effective From	:	12 April 1995

1. INTRODUCTION/BACKGROUND

In the process of negotiations with Realty Realizations Pty Ltd regarding development of the Expansion Area to the west of Culburra, the need to provide for community facilities had been identified.

In this regard, consensus has been reached for the provision of a Community Hall to be constructed in Long Bow Point Village.

The village will have a central focus, to provide a meeting place for local residents, so that members of the community can build relationships and engage in social activities.

The village centre will be designed so that the Community Hall will work as a harmonious unit with shop, bus-shelter and recreation areas, etc. Local Government is traditionally responsible for the provision of community facilities.

The proposed village focus is better established by having one community centre located in the village centre. The precise location of the community hall within the village depends largely on road layout and lot size, which, at this point in time, have not been finalised. The community hall will provide a place for a variety of local community activities which could include:

- playgroup
- community meetings
- club meetings
- classes
- youth activities
- holiday programs
- social events

5. RELATIONSHIP BETWEEN EXPECTED DEVELOPMENT AND DEMAND
(Cl.26(1)(c) E.P. & A. Regs. 1994)

Projections for the Culburra Expansion Area indicate that a population of - approximately 4,500 people will be accommodated within four villages in about 25 years time (approximately 6,000-7,000 when completed). The developer has adopted a "village" model for development with each village comprising 800 allotments and a community centre acting as a defined focus point. Social development of the local community requires that a community hall be provided within each village centre and that it be used by the residents of the village for their local activities.

Generally, it is considered that the community facility needs of the existing Culburra (and Area 2) population is catered for within the provisions of the current Section 94 Contributions Plan. Council, therefore, has identified that demand for new community facilities is solely generated as a result of new residential development within the Culburra Expansion Area.

6. FORMULA USED TO DETERMINE CONTRIBUTION (Cl.26(1)(d) E.P. & A. Regs. 1994)

- The costs estimate is based on data from Cordell's Building Cost Guide which suggests that since 1992, costs have increased by 2.14%.
- In addition, a 5% Regional Loading is calculated for the Shoalhaven Area
- This figure is calculated to be \$930 per square metre for the cost of the building.
- For this estimate, the cost for covered verandah is calculated as $\$930 \div 2 = \465.00
- Patio/Barbecue Areas: $\$465 \div 2 = \230.00
- Site works and landscaping costs are estimated at 8% of the building costs (assuming no rock formations are present).
- Car parking has been estimated at \$2,625 per space
- Design and supervision are 7.8% of costs.
- Administration and overheads are 13.7% of costs.

7. CONTRIBUTION (Cl.26(1)(e) E.P. & A. Regs. 1994)

Estimated cost of community hall:			
Building	=	250m ² x \$930	= 232,500
Covered Verandah	=	70m ² x \$465	= 32,550
Patio/Barbecue Area	=	10.2m ² x \$230	= 2,350
Estimated cost of Hall building	=		= 267,400
Site works and Landscaping	=	267,000 x 8%	= 21,400

Car Parking (for 20 vehicles)	=	2,625 x 20	=	52,500
Estimated Building Costs	=			341,300
Design and Supervision	=	341,300 x 7.8%	=	26,622
Administration and Overheads	=	341,300 x 13.7%	=	46,758

Estimated Total Cost **\$414,680**

Estimated cost of Project 02 CFAC 0004 = \$414,680

Contribution Rate = \$414,680 ÷ 800 lots
= **\$518 per lot**

8. TIMING OF CONTRIBUTION PAYMENT/WORKS SCHEDULE

(Cl.26(1)(f) and (g) E. & A. Regs. 1994)

Project 02 CFAC 0004 will provide for the construction of one community hall, landscaping and car parking for twenty vehicles, on the community centre site of Long Bow Point village within the Culburra Expansion Area. The community hall will be constructed when 60% of the lots have been subdivided. The developer may construct the hall in lieu of contribution payment.

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

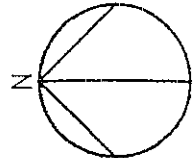
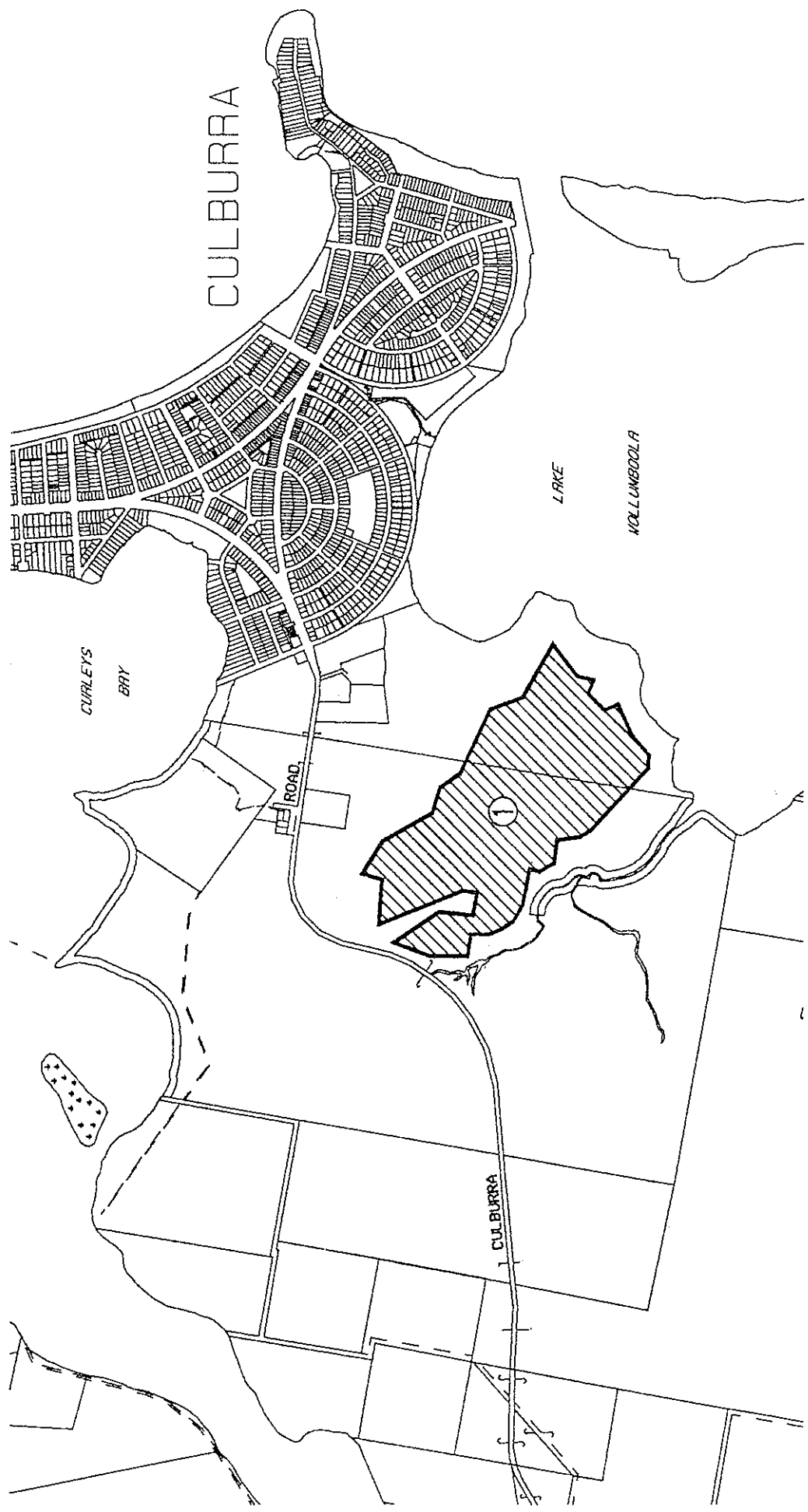
APPENDIX

LOCALITY: Area 2 : Culburra (Expansion Area)
PROJECT: Village Centre Community Hall
PROJECT NO: 02 CFAC 0004
TOTAL COST: \$414,680

BENEFIT AREA COST APPORTIONMENT	LOT/DWLG CAPACITY	COST PER LOT/DWLG \$	POTENTIAL DWELLINGS AT CAPACITY		COUNCIL RESPONSIBILITY \$	DEVELOPER CONTRIBUTION \$
			EXISTING LOTS	POTENTIAL NEW LOTS		
02 CFAC 0004	800	518	Nil	800	Nil	414,680

**CONTRIBUTION PLAN AREA 2
 AMENDMENT NO. 1
 FILE NO. 93/2559
 EXHIBITED FROM 21 DECEMBER 1994
 TO 3 FEBRUARY 1995
 ADOPTED 4 APRIL 1995
 EFFECTIVE FROM 12 APRIL 1995**

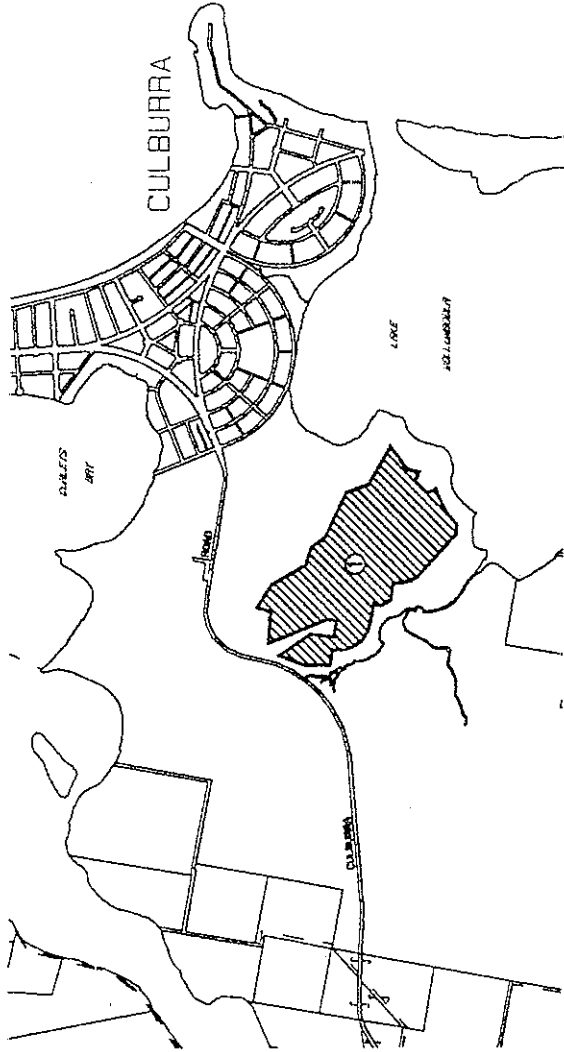
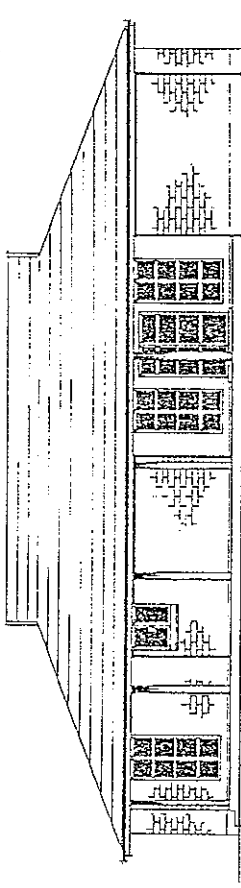
COMMUNITY FACILITIES - SUMMARY TABLE								
PROJECT NUMBER	PROJECT FACILITY	PROJECT LOCATION	ESTIMATED CONSTRUCTION COST \$	ESTIMATED LAND COST \$	ADMIN COST \$	ESTIMATED TOTAL COST \$	COST PER LOT/DWLG \$	EXPECTED YEAR OF CONSTRUCTION
02 CFAC 0002	COMMUNITY CENTRE	CULBURRA	2,243,600	NIL	255,400	2,499,000	305	St I: 2001/02 St II: 2005/6/77
02 CFAC 0003	HOME AND COMMUNITY CARE CENTRE	CULBURRA	213,300	NIL	23,700	237,000	29	Existing
02 CFAC 0004 Amend No. 1 Adopted 4.4.95 Effective 12.4.95 9372559	COMMUNITY HALL	CULBURRA EXPANSION AREA	367,920	NIL	46,760	414,680	518	When 60% of benefit area is developed
03 CFAC 0001	DISTRICT COMMUNITY CENTRE/ LIBRARY	VINCENTIA	2,765,000	175,000	312,000	3,252,000	264	St I: 1996/97 St II: 2005/06 St III: 2008
03 CFAC 0002	COMMUNITY HALL	SANCTUARY POINT	488,600	90,000	99,100	677,700	148	Existing
03 CFAC 0003	RECREATIONAL & CULTURAL CENTRE	VINCENTIA HIGH SCHOOL	150,000	NIL	NIL	150,000	12	1993/94
03 CFAC 0004	HOME AND COMMUNITY CARE CENTRE	HUSKISSON	407,500	NIL	45,500	453,000	110	Existing
03 CFAC 0005	HOME AND COMMUNITY CARE CENTRE	ST GEORGES BASIN	439,700	NIL	46,300	486,000	59	Existing
04 CFAC 0001	HOME AND COMMUNITY CARE CENTRE	SUSSEX INLET	423,400	NIL	46,600	470,000	113	Existing
05 CFAC 0001	PRE-SCHOOL EXTENSIONS	MANYANA	190,400	NIL	19,600	210,000	101	2003
05 CFAC 0002	COMMUNITY HALL	LAKE CONJOLA	474,500	NIL	49,800	524,300	405	Existing 1993
05 CFAC 0003	CONTRIBUTION TO HALL	MOLLYMOOK	100,000	NIL	NIL	100,000	26	1995



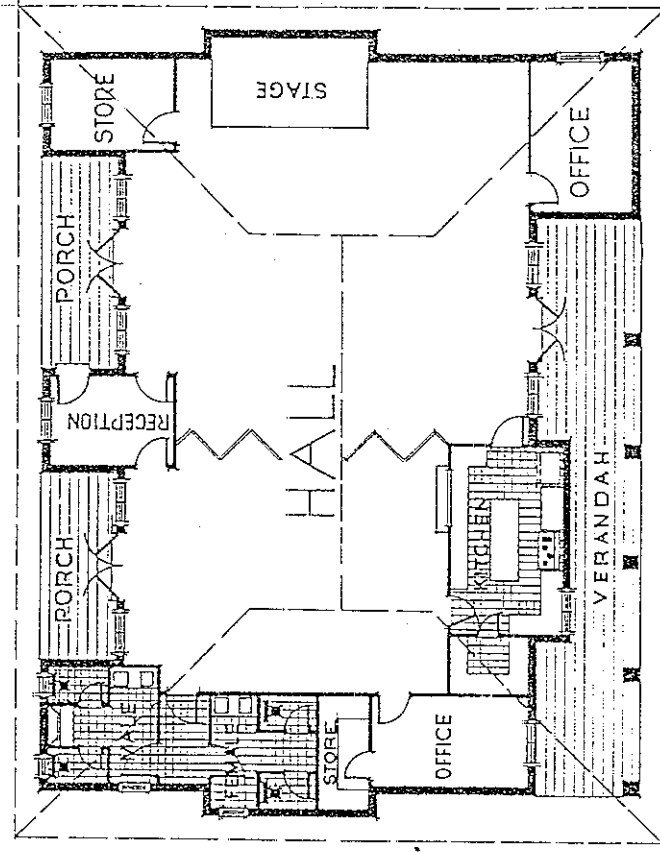
PROJECT No:
02 CFAC 0004

**SHOALHAVEN CITY COUNCIL
 CONTRIBUTION PLAN AREA 2
 AMENDMENT NO. 1**

FILE NO: 93/2559
 ADOPTED: 4/4/1995
 EFFECTIVE FROM: 12/4/1995
 FACILITY: COMMUNITY FACILITIES
 PROJECT: VILLAGE COMMUNITY HALLS
 CULBURRA EXPANSION AREA



LOCALITY

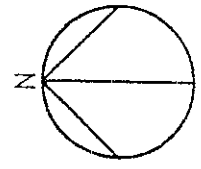


CONCEPT PLAN

SHOALHAVEN CITY COUNCIL
 CONTRIBUTION PLAN AREA 2
 AMENDMENT NO.1

FILE NO: 93/2559
 ADOPTED: 4/4/895
 EFFECTIVE FROM: 12/4/1995
 FACILITY: COMMUNITY FACILITIES
 PROJECT: VILLAGE COMMUNITY HALLS
 CULBURRA EXPANSION AREA

DRAWING FILE: 8ECT94:AREA2 (WINDOWS-FAMENDI & AMENDI)



PROJECT No:
 02 CFAC 0004