

# SHOALHAVEN CITY COUNCIL

## CONTRIBUTIONS PLAN 1993 AMENDMENT NO. 15



File No. : 94/2827  
Project No. : 04 CFAC 0002  
Project : SUSSEX INLET BRANCH LIBRARY  
Public Exhibition From : 27 December 1996  
To : 6 February 1997  
Adopted : 18 March 1997  
Effective : 26 March 1997

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### 1. INTRODUCTION/BACKGROUND

The Sussex Inlet Progress Association has been negotiating with Council over many years in order to establish a branch library service for Sussex Inlet. This request has been driven by the need for basic reference and study facilities for the many High School students and the general community members unable to access the City Library in Nowra.

The Bookmobile visits the area fortnightly, at a time when most High School children cannot access it and because of space restrictions, the Bookmobile does not carry reference materials.

In addition, it had been suggested that the community and school co-operate in allowing High School students to use the primary school library after hours, however, issues of security and access could not be overcome without additional staffing. The Primary School Library would, in any event, have only limited benefit to High School children.

The Shoalhaven City Council, therefore, has resolved that provision of a branch library at Sussex Inlet be included in the Section 94 Contributions Plan.

### 2. PURPOSE OF THE PLAN (cl.26(1)(a)EP&A Regs.1994)

The purpose of the plan is to fund a portion of the costs associated with the provision of a branch library at Sussex Inlet by way of a Section 94 contribution on development of land within Planning Area 4, that is the benefit area relating to project 04 CFAC 0002 (see Attachment 1).

### 3. LAND TO WHICH THE PLAN APPLIES (Cl.26(1)(b)EP&A Regs.1994)

The plan applies to land within the benefit area related to project 04 CFAC 0002 shown hatched on the benefit area map and bordered by a thick black line (see attachment 1).

The Sussex Inlet district is located within the Shoalhaven City local government area, east of the Princes Highway. The area is bounded to the north by St Georges Basin, to the west by the Princes Highway, to the south by Berrara Creek and to the west by the Pacific Ocean. Major urban villages included in Area 4 are:

- Sussex Inlet
- Swan Haven
- Cudmirrah
- Berrara

The area also includes the rural residential subdivision known as the "Millalen Farmlets" adjoining Sussex Inlet Road, and the associated rural lands.

### 4. RELATIONSHIP BETWEEN DEVELOPMENT AND DEMAND (Cl.27(1)(c)EP&A Regs.1994)

Currently, there are no local public library facilities at Sussex Inlet, apart from a fortnightly Bookmobile visit. The Bookmobile attends the area for a total of four hours and forty minutes at five separate locations - including the school, Berrara and Swanhaven. Sussex Inlet is one of the busiest locations on the Bookmobile run.

Comparing the current Bookmobile circulation at Sussex Inlet with another remote locality of Kangaroo Valley, it is found that over a six month period, there were 5,076 loans for Sussex Inlet compared to 973 at Kangaroo Valley.

Given the nature of the Bookmobile, and its size, most material is of a recreational nature only. Anyone looking for more informative or reference material would not be helped by the Bookmobile and would need to be referred to the Nowra Library.

Sussex Inlet is a remote locality, being 50 kilometres from Nowra and 40 kilometres from Milton, which are the two closest branches of the Shoalhaven City Library system.

The population, which in 1991 was 2,160, is predicted to increase to approximately 7,900 by the year 2011. The "Interim Minimum Standards for Public Libraries" recommends that, except in high density population areas, the following basis for service points should apply:

- |                             |   |                               |
|-----------------------------|---|-------------------------------|
| • Population up to 2,500    | = | Bookmobile or Deposit Station |
| • Population 2,500 to 5,000 | = | part-time Branch Library      |
| • Population 5,000 and over | = | full-time Branch Library      |

One of the major concerns expressed by the Sussex Inlet community was the lack of facilities for high school students wishing to access material for school assignments and general research.

Libraries are best located in areas where the majority of users are likely to easily access the facility. For this reason, the branch library, in order to reach its full potential, should be located somewhere within the central business district or at the community facilities site in Thomson Street adjacent to the school complex.

#### **5. FORMULAE USED TO DETERMINE CONTRIBUTIONS** (Cl.26(1)(d)EP&A Regs.1994)

The contribution has been calculated by dividing the estimated cost of the branch library facility project (04 CFAC 0002) by the estimated lot capacity of Planning Area 4 (using Australian Bureau of Statistics 1991 Census data). In this regard, it is assumed that all of the residents of Area 4, both existing and future, will benefit from the library facility.

Council's responsibility in the project covers the existing development. Developer responsibility is based on the future (new) development which will occur within the benefit area (ie Planning Area 4).

#### **6. CONTRIBUTION RATE** (Cl.26(1)(e)EP&A Regs, 1994)

A contribution of \$68.64 has been calculated for project 04 CFAC 0002 on the basis of 4,152 capacity allotments benefiting from the branch library estimated to cost \$285,000. That is:  $\$285,000 \div 4,152 = \$68.64$  (see Attachment 2).

Council's responsibility in the project has been estimated at \$200,914 on the basis of 2,927 existing benefiting lots. Developer contributions are expected to account for \$84,086 based on the estimated 1,225 lots to be created in the future.

#### **7. TIMING CONTRIBUTION PAYMENT & CONDITIONS ALLOWING DEFERRED OR PERIODIC PAYMENT** (Cl. 26 (1) (f) EP & A Regs.1994)

The method of payment for residential development will be by way of a contribution per lot on release of the linen plan where subdivision is involved.

Where construction is involved, payment will be made prior to the release of a building permit.

Council may consider requests for deferment of conditions requiring monetary contributions made under section 94 of the Environmental Planning and Assessment Act 1979, provided the following criteria is met:

- (a) The section 94 contributions do not relate to the provision of facilities or services which, if not provided with the development, could threaten public safety and/or health.

- (b) The maximum deferral period would be two (2) years from the date of the issue of building permit, release of linen plans or endorsement date of the development approval (whichever is applicable).
- (c) If such conditions are deferred, the applicant will be required to provide the following:
- bank guarantee for the amount of the section 94 contribution plus a penalty interest rate apportioned over the period of the bank guarantee
  - minor administration fee.

Deferred or periodic payment will be subject to the approval of the Assistant General Manager, after considering the circumstances of the case.

### **8.1 WORKS SCHEDULE (DESCRIPTION) OF FACILITY TO BE PROVIDED** (Cl.26(1)(g)EP&A Regs.1994)

Project 04 CFAC 0002 comprises the following facilities:

- building approximately 140 square metres in area;
- covered verandah approximately 8 square metres in area;
- disabled access ramp;
- landscaping; and
- ten car parking spaces  
(see attachment 3)

Currently, it is proposed that the library be located in Thomson Street adjacent to the Community Centre building, however, this may be altered depending on the outcome of subsequent strategic and policy planning decisions by Council (see Attachment 4).

**8.2 ESTIMATED COSTS OF PUBLIC FACILITY TO BE PROVIDED**  
 (Cl.26(1)(g)EP&A Regs.1994)

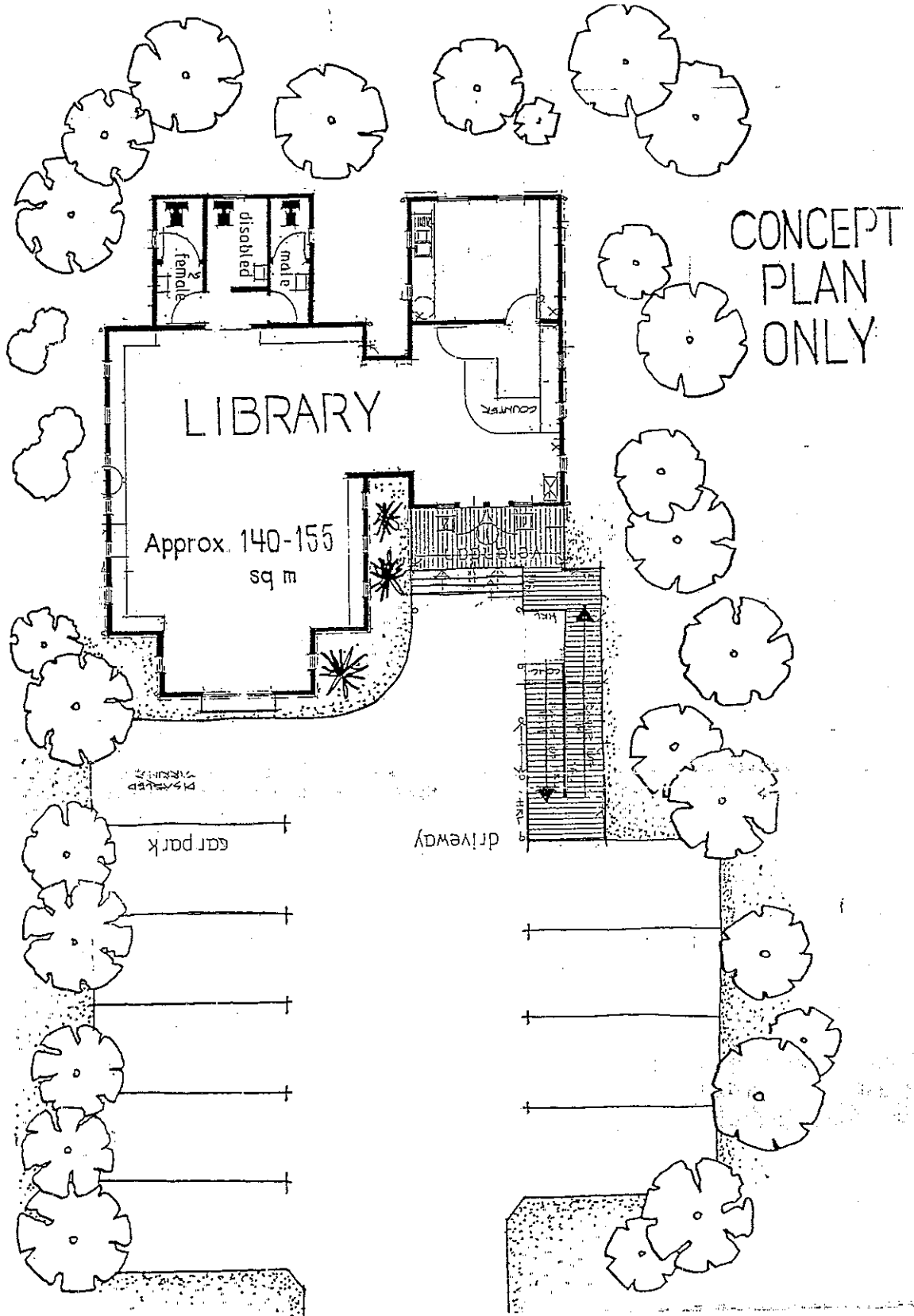
The cost of project 04 CFAC 0002 has been estimated at \$285,000 as follows:

• Building (approximately)	140m <sup>2</sup> x \$1,300/m <sup>2</sup>	\$182,000.00
• Covered Verandah	8m <sup>2</sup> x \$625/m <sup>2</sup>	\$5,000.00
• Disabled Access	15m <sup>2</sup> x \$270/m <sup>2</sup>	\$4,000.00
• Associated Works	ITEM	<u>\$3,570.00</u>
• estimated building cost		\$194,570.00
+ site works and landscaping	approximately 7.7%	\$15,000.00
+ car parking	10 spaces @ \$2,500 each	<u>\$25,000.00</u>
		\$234,570.00
+ Survey, design and supervision	6%	14,070.00
+ Administration and on-costs	15.5%	\$36,360.00
+ Land costs (Council owned)		<u>nil</u>
• Estimated Project Cost		<u>\$285,000.00</u>

**8.3 TIMING OF PUBLIC FACILITY TO BE PROVIDED**  
 (Cl.26(1)(g)EP&A Regs.1994)

At this point in time, it is proposed to construct the facility within five (5) years - that is by 2001. However, provision of the library will inevitably depend heavily on the rate of new development when additional demand is generated.

This rate of development will influence the time at which the library is required.

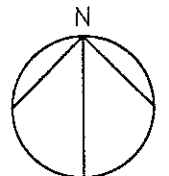


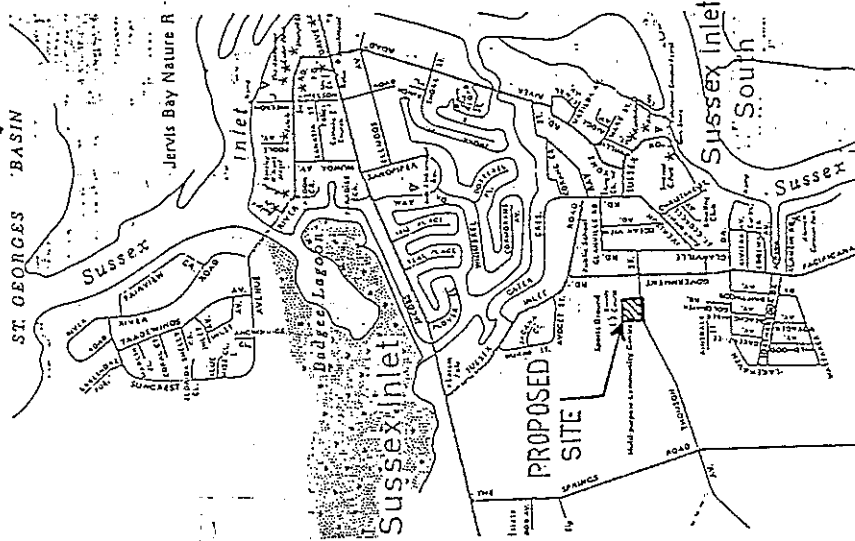
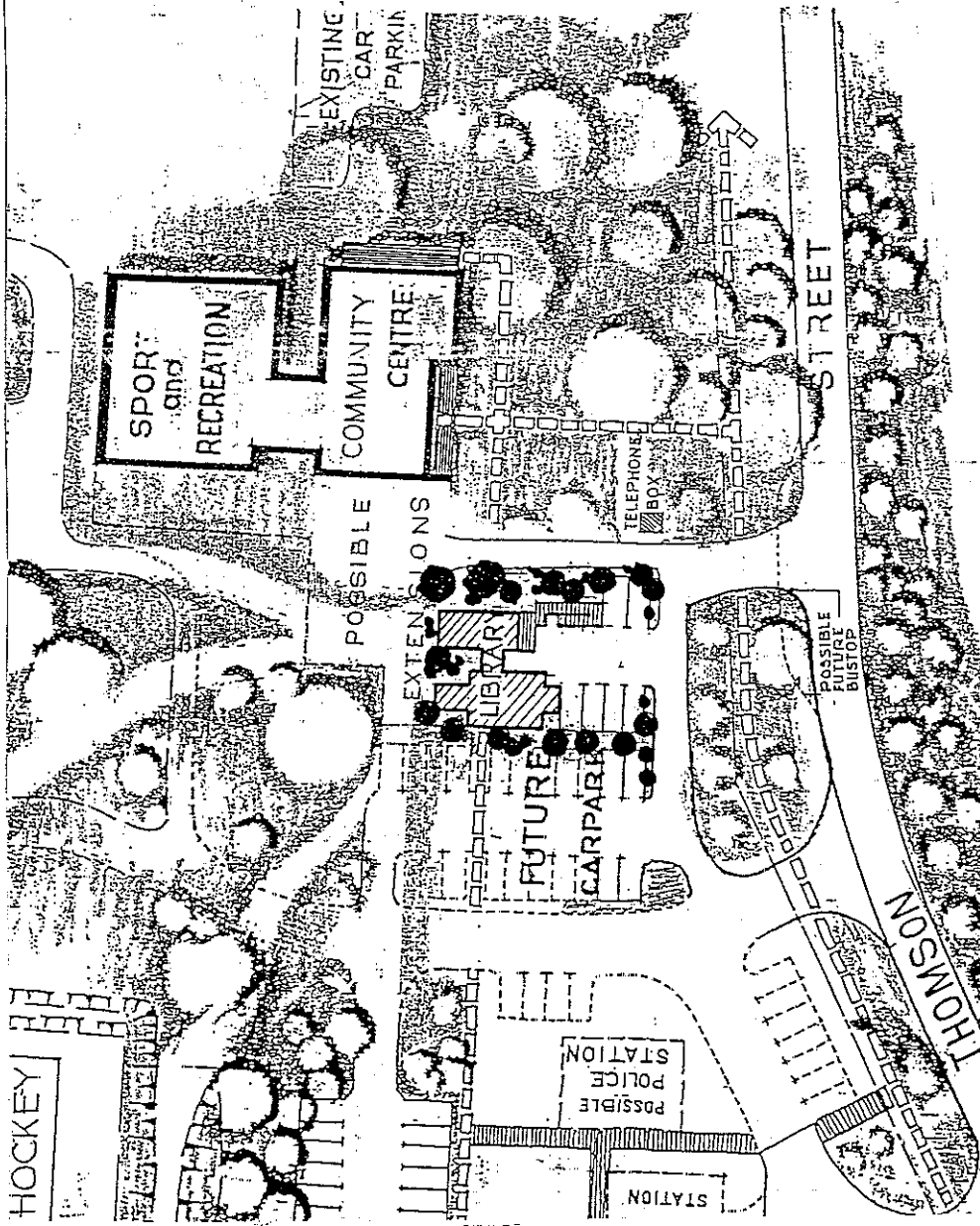
SHOALHAVEN CITY COUNCIL  
 CONTRIBUTION PLAN AREA 4  
 AMENDMENT NO.15

CI.26(1)(b)EP & A Regs.1994

FACILITY: COMMUNITY FACILITIES  
 PROJECT: BRANCH LIBRARY  
 BENEFIT AREA - SUSSEX INLET

PROJECT No:  
 04 CFAC 0002





LOCALITY MAP

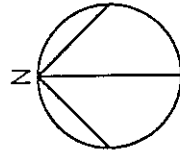
SHOALHAVEN CITY COUNCIL  
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FACILITY: COMMUNITY FACILITIES  
 PROJECT: BRANCH LIBRARY  
 SUSSEX INLET

DRAWING FILE: SECT94:AREA4 (WINDOWS DA15CF2 & DF15CF2B)

C126(I)(b)EP. & A.Regs.1994

PROJECT No:  
 04 CFAC 0002



APPENDIX  
 SHOALHAVEN CITY COUNCIL  
 CONTRIBUTION PLAN-AREA 4  
 FACILITY: COMMUNITY FACILITIES

BENEFIT AREA 4 04 CFAC 0002	DWELLINGS		OCC. RATE	EXIST. POP	EXIST. LOTS	POT. LOTS	POT. DWELG.	POT. POP	CAP. POP	LOT/DWELG. CAPACITY	EXIST. VAC. URBAN LOTS
	occupied	vacant									
AREA 4 URBAN	1,240	1,122	2.45	3,036	2,860	1,177	1,675	6,914	9,950	4,037	498
AREA 4 RURAL	42	21	3	126	67	48	52	219	345	115	
<b>TOTAL</b>	<b>1,282</b>	<b>1,143</b>	<b>2.47</b>	<b>3,162</b>	<b>2,927</b>	<b>1,225</b>	<b>1,727</b>	<b>7,133</b>	<b>10,295</b>	<b>4,152</b>	<b>498</b>

1. Locality : Area 4\_SUSSEX INLET
2. Project : Sussex Inlet Branch Library
3. Project No. **04 CFAC 0002**
4. Estimated Cost : \$ 285,000-00

5. Cost Apportionment Table

AREA 4 BENEFIT AREA	LOT/DWELLING CAPACITY	CONTRIBUTION PER LOT/DWELLING <b>ET</b>	POTENTIAL DWELLINGS AT CAPACITY		ESTIMATED COUNCIL RESPONSIBILITY <del>20.56%</del>	ESTIMATED DEVELOPER CONTRIBUTION <del>20.56%</del>
			EXIST. VACANT PLOTS & LOTS	POTENTIAL NEW LOTS		
04 CFAC 0002	4,152	\$ 68.64	2,927	1,225	\$ 200,914-00	\$ 84,986-00
	3,480	\$ 57.82	2,905	575	\$ 237,918	\$ 47,082

23.48 %

16.52 %

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

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 ATTACHMENT No. 2

1997 = \$ 68.64

1998 = \$ 69.61

20.1.97

1997 = \$ 70.98 / ET.



APPENDIX  
 SHOALHAVEN CITY COUNCIL  
 CONTRIBUTION PLAN - AREA 4  
 FACILITY : COMMUNITY FACILITIES

- 1. Locality                    SUSSEX INLET
- 2. Project                    Sussex Inlet Branch Library
- 3. Project No.                04 CFAC 0002

**4. ESTIMATED COST OF PUBLIC FACILITY TO BE PROVIDED (CI.26(1)(g)E.P. & A. Regs. 1994)**

The cost of the Branch Library has been estimated at \$ 285,000-00  
 as follows:

* Building (approximately) =	140 sq.m. x \$ 1,300-00 per sq.m.	\$ 182,000-00
* Covered Verandah =	8 sq.m. x \$ 625-00 per sq.m.	\$ 5,000-00
* Disabled Access =	15 sq.m. x \$ 270-00 per sq.m.	\$ 4,000-00
* Associated Works =	1 item	\$ 3,570-00
<b>EST. COST OF BUILDING</b>		<b>\$ 194,570-00</b>

plus Siteworks and Landscaping =	approx. 7.7%	\$ 15,000-00
plus Carparking =	10 spaces @ \$ 2,500-00 each	\$ 25,000-00
plus Survey, design and supervision =	6% bldg. cost	\$ 14,070-00
plus Administration and on-costs =	15.5% bldg. cost	\$ 36,360-00
plus Land costs =	Council owned	nil
<b>ESTIMATED PROJECT COST =</b>		<b>\$ 285,000-00</b>

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