

**SECTION 94 CONTRIBUTIONS PLAN 1993  
Amendment No. 17**

Public Exhibition from : 9 July 1998  
                                  To : 6 August 1998  
                                  Adopted : 20 April 1999  
                                  Effective from : 5 May 1999

**ACTIVE RECREATION : AREA 3  
Bay and Basin District Leisure Centre**

File 1399

**1. Background**

In February 1995 Shoalhaven City Council adopted a strategy for the future provision of aquatic leisure facilities throughout the City. The adopted strategy endorsed several recommendations arising from a strategic review undertaken for Council in 1994.

Amongst other issues, the review concluded that the logical first priority for new facilities should be the development of an integrated wet/dry leisure centre in the Bay and Basin district. The site nominated by Council for this facility is adjacent to the proposed new district commercial/retail centre on the north-eastern corner of The Wool Road and Jervis Bay Road intersection, opposite the Vincentia High School (see locality map).

**2. Purpose of the Plan (CI26(1)(A)EP&A Regs 1994)**

The purpose of this Plan is to fund a portion of the cost associated with the provision of the Bay and Basin District Leisure Centre by way of a Section 94 contribution on new (future) development of land within the benefit area related to project 03 AREC 0003 (ie the Leisure Centre).

**3. Land to Which This Plan Applies (CI 26(1)(b)EP&A Regs.1994)**

The Plan applies to land shown hatched and bordered by a thick black line on the benefit area map associated with project 03 AREC 0003 - see Benefit Area Map attached.

The Bay and Basin District (Planning Area 3) is located in the City of Shoalhaven, generally east of the Princes Highway. The benefit area is bounded to the east by Jervis Bay, to the north by Currumbene Creek, and to the south by Wandandian Creek and St Georges Basin.

**Major towns and villages located within the benefit area comprise:**

- **Basin View**
- **Bewong**
- **Erowal Bay**
- **Huskisson**
- **Hyams Beach**
- **Old Erowal Bay**
- **Sanctuary Point**
- **St Georges Basin**
- **Tomerong**
- **Vincentia**
- **Woollamia Village**
- **Wrights Beach**

**The Plan also applies to the surrounding rural areas.**

#### **4.1 Relationship Between Development and Demand (CI26(1)(c)EP&A Regs. 1994)**

The Bay and Basin District (Planning Area 3) is the fastest growing area of the Shoalhaven. In the 1986 to 1991 inter census period, annual compound growth averaged 7.9% compared with rates of 4.1% for the Shoalhaven, 1.8% for the Illawarra and 1.2% for New South Wales. In the 1991 to 1996 inter census period, the annual compound growth rate for the Bay and Basin District averaged 4.18%. This compared with 2.37% for the Shoalhaven, 1.32% for the Illawarra Region and 1.05% for New South Wales as a whole.

It is estimated the catchment area for the Bay and Basin Leisure Centre will include:

- the resident population of Planning Area 3 (say 100%);
- a small portion of Planning Area 1 based around Nowra (say 50%) i.e. residents in the southernmost region of Area 1);
- at least half the residents of Jervis Bay Commonwealth Territory (say 50%); and
- a reasonable proportion of the residents from Planning Area 4 - centred on Sussex Inlet (say 30%).

Australian Bureau of Statistics Census data confirms the total catchment population for the Bay and Basin Leisure Centre was approximately 18,000 in 1996. It is likely this number may increase to 22,000 by the year 2001; 26,000 by the year 2006; and 30,000 by the year 2011.

The above catchment population figures are estimated for permanent residents only and do not include non-resident visitors who, at peak holiday times, contribute to significant short term increases in the actual population. In this regard, it may be noted the population of the Shoalhaven approximately doubles during the peak holiday periods.

Council considers, by contemporary planning standards, the population of the Bay and Basin is now sufficient to justify the provision of a major integrated leisure centre. Projected population growth estimates over the next few years appear to enhance this justification.

A 25 metre indoor heated swimming pool facility can approach financial break-even point with catchment populations of around 20,000 to 25,000. It is rare, however, even for indoor heated pools to achieve financial operating surpluses unless they are integrated with other leisure sporting activities to share the overhead costs. Thus the need to avoid high recurrent operating deficits has encouraged many public leisure centre providers to include financially profitable elements, such as fitness gymnasiums, aerobics facilities and refreshment lounges, into their designs.

Integrated leisure centres, incorporating a 25 metre scale indoor swimming pool and dry facilities, require a minimum catchment population of between 18,000 and 20,000 people to achieve operational viability. The Bay and Basin District has a catchment population of sufficient size to support an integrated wet/dry leisure centre operation. The demands expressed by the local community for a range of recreational programs and leisure sporting services are typical of growing communities and reflect the current lack of facilities, particularly an indoor heated swimming pool.

#### 4.2 Anticipated Development Table

Location	Year 1996					
	Dwellings			Existing Population	Vacant Lots	Total Lots
	Occupied	Vacant	Total			
Basin View	379	189	568	1,008	131	699
Bewong/Wandandian	52	13	65	235	1	66
Erowal Bay	186	247	433	481	56	489
Huskisson	388	191	579	871	21	600
Hyams Beach	72	148	220	158	51	271
Old Erowal Bay	261	135	396	733	151	547
Sanctuary Point	2,030	1,087	3,117	4,863	266	3,383
St Georges Basin	426	216	642	1,125	305	947
Tomerong	87	7	94	290	106	200
Vincentia	1,023	754	1,777	2,479	225	2,002
Vincentia Expansion Area	0	0	0	0	0	0
Woollamia	59	20	79	102	1	80
Rural Remainder	664	127	791	1,872	269	1,060
<b>Area 3 Total</b>	<b>5,627</b>	<b>3,134</b>	<b>8,761</b>	<b>14,217</b>	<b>1,583</b>	<b>10,344</b>

Location	Additional Development					
	Additional Dwellings			Additional Population	Vacant Lots	Additional Lots
	Occupied	Vacant	Total			
Basin View	301	30	142	802	30	41
Bewong/Wandandian	83	15	85	375	20	104
Erowal Bay	309	30	92	799	25	61
Huskisson	197	5	11	449	10	0
Hyams Beach	173	30	55	382	5	9
Old Erowal Bay	339	30	234	947	30	113
Sanctuary Point	2,010	210	1,133	4,817	220	1,087
St Georges Basin	684	60	528	1,805	60	283
Tomerong	143	20	156	480	30	80
Vincentia	877	100	223	2,121	5	3
Vincentia Expansion Area	660	20	680	1,700	20	700
Woollamia	36	5	21	98	10	30
Rural Remainder	296	50	219	838	50	0
<b>Area 3 Total</b>	<b>6,108</b>	<b>605</b>	<b>3,579</b>	<b>15,613</b>	<b>515</b>	<b>2,511</b>

Location	At Capacity					
	Dwellings at Capacity			Population at Capacity	Vacant Lots	Capacity Lots
	Occupied	Vacant	Total			
Basin View (+ rural res)	680	30	710	1,810	30	740
Bewong/Wandandian	135	15	150	610	20	170
Erowal Bay	495	30	525	1,280	25	550
Huskisson	585	5	590	1,320	10	600
Hyams Beach	245	30	275	540	5	280
Old Erowal Bay	600	30	630	1,680	30	660
Sanctuary Point	4,040	210	4,250	9,680	220	4,470
St Georges Basin	1,110	60	1,170	2,930	60	1,230
Tomerong	230	20	250	770	30	280
Vincentia	1,900	100	2,000	4,600	5	2,005
Vincentia Expansion Area	660	20	680	1,700	20	700
Woollamia Village	95	5	100	200	10	110
Rural Remainder	960	50	1,010	2,710	50	1,060
<b>Area 3 Total</b>	<b>11,735</b>	<b>605</b>	<b>12,340</b>	<b>29,830</b>	<b>515</b>	<b>12,855</b>

## 5. Formula Used to Determine Contribution (Cl.26(1)(d)EP&A Regs.1994)

The contribution towards the cost of providing the Bay and Basin Leisure Centre has been calculated by dividing the estimated cost of the facility by the expected number of capacity allotments within the benefit area (Planning Area 3) - Australian bureau of Statistics and Council's Land Use Estimates)

Due to the likelihood that the area west of Vincentia will be rezoned in the foreseeable future, this area has been added to the capacity of Planning Area 3. Council's share of the costs comprise the existing development as at the 1996 Census. Thus:

$$\text{Contribution Rate} = \frac{\text{Estimated Cost of Leisure Centre}}{\text{Estimated Number of Capacity Lots}}$$

Council's responsibility in the project = 1996 existing development  
 Developers' contribution to the project = additional development to capacity.

## 6.1 Contribution Rate (Cl.26(1)(e)EP&A Regs.1994)

Area 3	Year 1996	Additional Development	At Capacity
Population	14,217	15,613	29,830
Occupied Dwellings	5,627	6,108	11,735
Occupancy Rate	2.53%		2.54%
Unoccupied Dwellings	3,134	605	605
Total Dwellings	8,761	3,579	12,340
Vacancy Rate	35.77%		4.90%
Vacant Lots	1,583	515	(515)
Total Lots	10,344	2,511	(12,855)
Vacant Lot Rate	15.30%		(4.01%)

A contribution rate of \$608.12 per Equivalent Tenement or Lot has been estimated on the following basis:

Estimated cost of the Leisure Centre	=	\$4,584,000
Estimated number of Lots at capacity	=	12,855
Therefore contribution	=	\$4,584,000 divided by 12,855 \$356.59 per lot/dwelling (see Cost Apportionment Table attached)

## 6.2 Council Responsibility

Council's responsibility in the project has been estimated at \$3,688,600 as follows:

Existing development	=	10,344 lots divided by
Development at capacity	=	12,855 lots multiplied by
Estimated project costs	=	\$4,585,000
Council's responsibility	=	\$3,688,600 (or 80.47%) (See Cost Apportionment Table 6.5 attached)

## 6.3 Developer Contribution

Developer contributions towards the project are expected to amount to \$895,400 as follows:

Additional development	=	2,511 lots divided by
Development at capacity	=	12,855 lots multiplied by
Estimated project costs	=	\$4,584,000
Developer contribution	=	\$895,400 (or 19.53%) (see Cost Apportionment Table 6.5 attached)

## 6.4 Population and Development Table

See attachment.

## 6.5 Cost Apportionment Table

See attachment.

## 7.1 Timing of Contribution Payment and Conditions Allowing Deferred or Periodic Payment (Cl26(1)(f)EP&A Regs.1994)

The contribution is required for all development other than commercial or industrial development or other uses not generating the need for sporting facilities

## 7.2 Method of Payment

There are three possible methods for the payment of monetary Section 94 contributions:

- cash;
- money order; or
- bank cheque

The method of payment for residential development will be by way of a cash contribution per lot (ET) on release 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(s).

## 7.3 Deferment

Under exceptional circumstances only, and subject to suitable financial undertakings, Council may consider allowing deferment of the condition(s) requiring payment of monetary contributions provided the following criteria are satisfied:

- (a) the contributions do not relate to facilities or services which, if not provided with the development, could threaten public safety and/or health;
- (b) the maximum deferral period would not exceed two (2) years from the date of the issue of the building permit, release of the linen plan or the endorsement date of the development consent (whichever is applicable); and
- (c) the applicant 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
  - minor administration fee

Deferral of contribution payments will be assessed on individual merit and applicants should not rely on previous precedent set by Shoalhaven City Council or any other local government authority

The penalty interest rates applying to all authorised deferred payment applications will be in accordance with the current interest rate charged by Council on overdue rate arrears

Deferred or periodic contribution payments will be subject to the approval of the Assistant General Manager or his nominee, after considering the circumstances of the case

## 7.4 Land Dedication

Where land is identified in this Plan, Council will permit the dedication of such land to offset other monetary contributions. The assessment of the suitability of any other land proposed for dedication occurs at the development or subdivision application stage

Should the development be approved, the applicant will need to contact Council for a valuation of the land proposed to be dedicated to be arranged.

Upon agreement of the value of the land and the exchange of contracts, Council will offset the value of the land against the monetary contribution payable. Generally, however, where land within a development site has not been identified for acquisition, a monetary contribution will be required based on the summary table contained in this Plan.

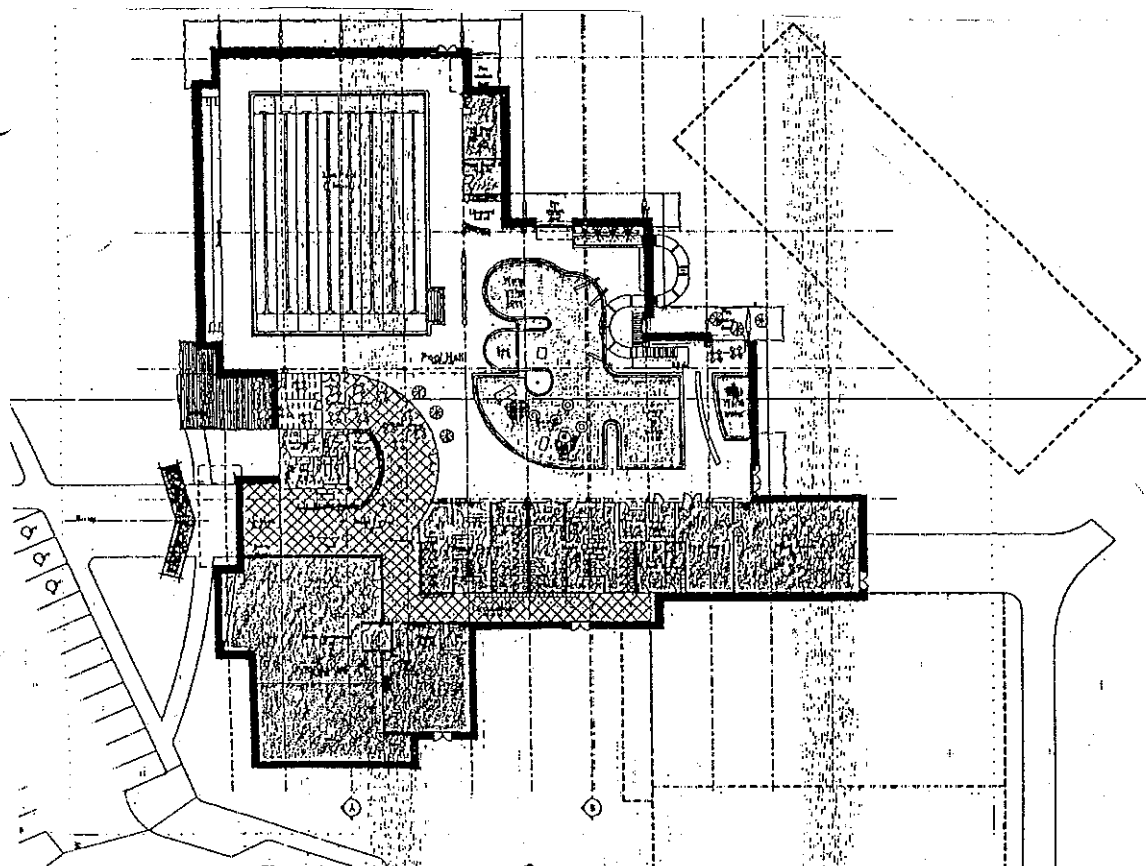
## 7.5 Works-in-Kind

Council may accept the construction of amenities or the provision of services to offset the monetary contribution, provided such works are in accordance with schedules contained in the Contributions Plan. The applicant will need to initiate this option by providing Council with full details of the proposed works prior to construction. Council will then consider the request and advise the applicant accordingly.

## 8.1 Works Schedule (Description) of Facilities to be Provided (CI26(1)9g)EP&A Regs.1994)

Project 03 AREC 0003 comprises the construction of a Leisure Centre facility containing a 25 metre x eight lane indoor heated swimming pool, plus a children's wading pool. The project also includes toilet/change rooms, plant room and storage areas, and involves the Leisure Centre's share of road, pollution control and land costs, together with the provision of one hundred parking spaces.

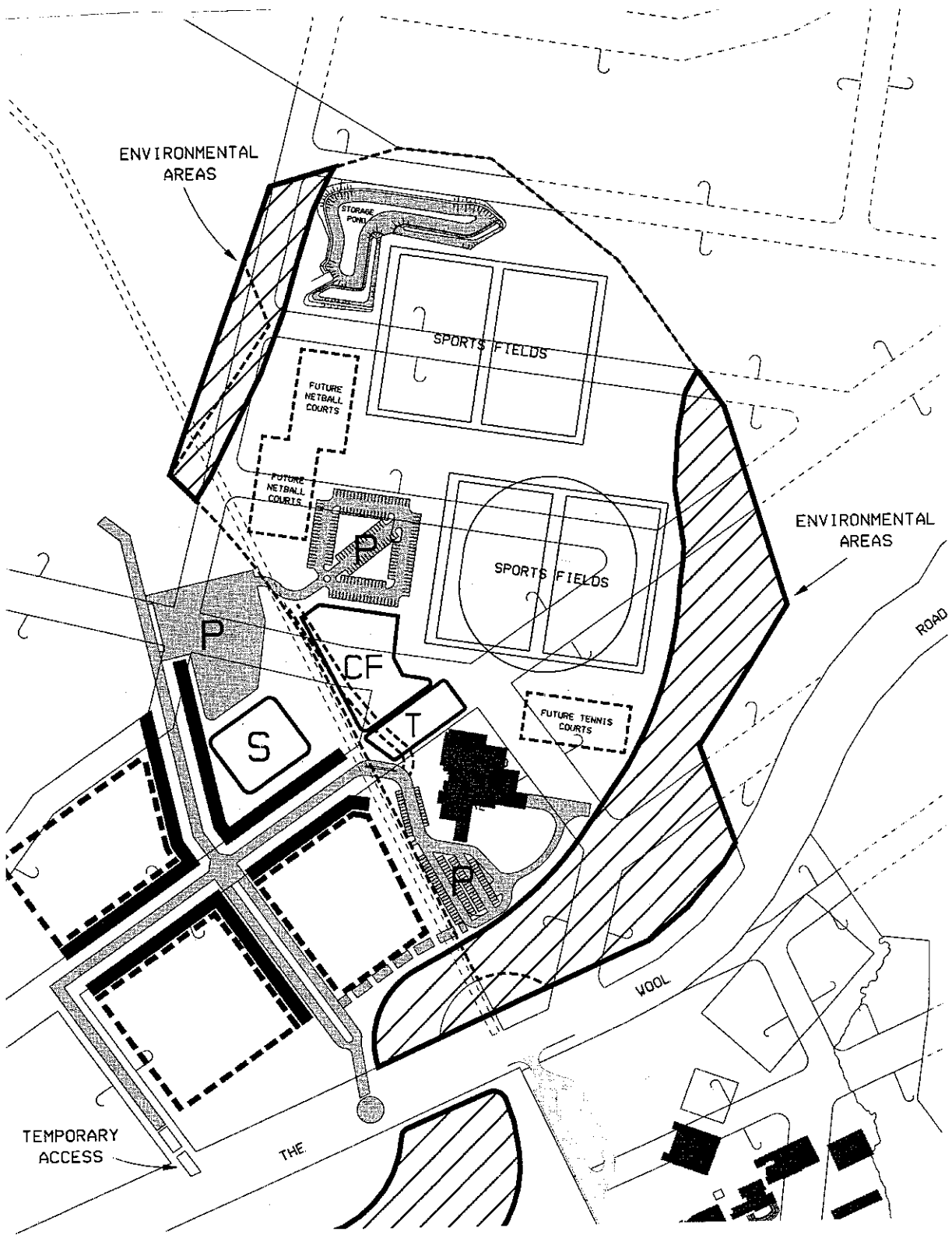
## 8.2 The Concept Plan



# Bay + Basin Leisure Centre

Shrotonham City Council

8.3 Site Plan





## 10.1 Section 94 Estimated Cost (CI 26(1)(g)EP&A Regs. 1994)

For the purposes of this Plan, the costs are estimated only on those items directly related to the provision of the indoor, heated swimming pool facilities and ancillary works

The costs relating to the commercial components of the project, such as creche/function room, coffee lounge, gymnasium, aerobics area, etc have not been included in the calculations as such items do not satisfy the "nexus" requirement of the Environmental Planning and Assessment Act 1979

The cost estimates of a project may, however, include the cost of:

- (a) construction of the playing facility fences, lights, irrigation etc;
- (b) ancillary works - eg amenities, car parking drainage, access road, landscaping etc;
- (c) provision of services - eg power and water;
- (d) survey, design, supervision and other studies;
- (e) associated administrative and other on-costs and contingencies;
- (f) land acquisition costs and valuation and legal fees; and
- (g) pollution control

## 10.2 Section 94 Estimated Cost Summary

### *Leisure Centre Building*

Description	Quantity	Unit	Rate	1997 Estimate
Clearing and earthworks	-	Item	allow	\$75,600
Indoor swimming pool hall	1,750	m <sup>2</sup>	\$1,650	\$2,894,970
Toddlers pool	-	item	allow	\$100,000
Heat pumps	-	item	allow	\$113,400
Building construction estimate:				\$3,183,970
Survey, design and supervision	-	Item	6%	\$191,040
Administration and on-costs	-	Item	15.5%	\$493,510
Fit-out	-	Item	allow	\$150,000
Two tier seating	-			\$60,000
Building estimated costs:				\$4,078,520

### *Leisure Centre Car Parking*

Construction	100	Spaces	\$1,475	\$147,500
+ survey, design and supervision	-	Item	6%	\$8,850
+ administration and on-costs	-	Item	15.5%	\$22,860
Car parking estimated costs:				\$179,210

**Leisure Centre Roadworks**

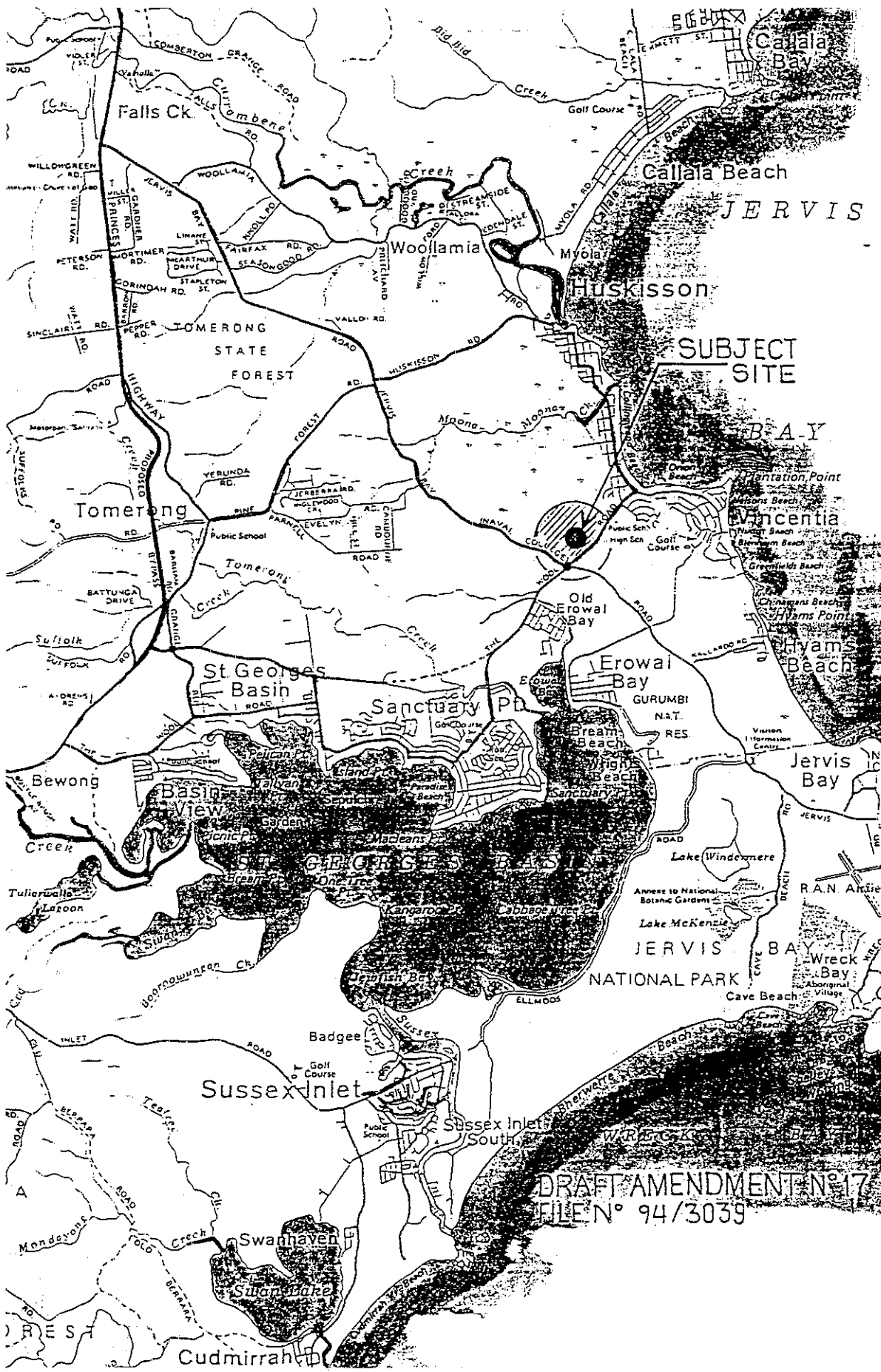
Intersection (with The Wool Road)	236 PHTV =	13 18% of	\$184,000 =	\$24,250
Road "A" (210m x 9m wide)	236 PHTV =	13 18% of	\$91,340 =	\$12,035
Road "B" (130m x 9m wide)	236 PHTV =	20 15% of	\$56,980 =	\$11,485
Road "C" (85m x 9m wide)	236 PHTV =	100% of	\$30,680 =	\$30,680
Road "D" (215m x 9m wide)	236 PHTV =	00% of	\$94,235 =	\$0
Road "E" (90m x 9m wide)	236 PHTV =	00% of	\$39,450 =	\$0
			Roadworks estimated cost:	
Leisure Centre pollution control	31,900m <sup>2</sup>	19.51% of	\$550,560 =	\$107,420
Leisure Centre land cost	31,900m <sup>2</sup>	17.55% of	\$800,00 =	\$140,400

**Estimated cost of Project 03 AREC 0003 = \$4,584,000**

**11. Timing (Cl.26(1)(g)EP&A Regs.1994)**

Item	Cost	% Total Cost	Year
Land acquisition (notional)	\$140,400	3 06%	1997/98
Approvals/design/construction (notional)	\$191,040	4 17%	1997/98
Design/construction (notional)	\$1,943,740	42 40%	1998/99
Infrastructure	\$128,830	2 81%	1998/99
Water quality/drainage	\$107,420	2 34%	1998/99
Construction (notional)	\$1,943,740	42 40%	1999/00
Infrastructure	\$128,830	2.81%	1999/00
Completion (notional)	\$4,584,000	100%	2000/01

# LOCALITY MAP



DRAFT AMENDMENT N° 17  
FILE N° 94/3039

### 6.4 : AREA 3 POPULATION and DEVELOPMENT TABLE

LOCATION	1996 DWELLINGS		Occupancy rate	Existing Population	Existing Vac. Lots	Total Existing Lots	Potential Lots	Lots at Capacity	Potential Dwellings	Dwellings at Capacity	Vacant Lots at Capacity	Potential Population	Population at Capacity
	occupied	vacant											
Woollamia (urban)	59	20	1.73	102	1	80	30	110	21	100	10	98	200
Huskisson	388	191	2.24	871	21	600	0	600	11	590	10	449	1,320
Vincenia	1,023	754	2.42	2,479	225	2,002	3	2,005	223	2,000	5	2,121	4,600
Vincenia Exp. Area	0	0	0.00	0	0	0	*700	*700	680	680	20	1,700	1,700
Hyams Beach	72	148	2.19	158	51	271	9	280	55	275	5	382	540
Erowal Bay	186	247	2.59	481	56	489	61	550	92	525	25	799	1,280
Old Erowal Bay	261	135	2.81	733	151	547	113	660	234	630	30	947	1,680
Sanctuary Point	2,030	1,087	2.40	4,863	266	3,383	1,087	4,470	1,133	4,250	220	4,817	9,680
St. Georges Basin	426	216	2.64	1,125	305	947	283	1,230	528	1,170	60	1,805	2,930
Basin View (rural res)	379	189	2.66	1,008	131	699	41	740	142	710	30	802	1,810
Tomerong	87	7	3.33	290	106	200	80	280	156	250	30	480	770
Bewong-Wandandian	52	13	4.52	235	1	66	104	170	85	150	20	375	610
Rural Remainder	664	127	2.82	1,872	269	1,060	0	1,060	219	1,010	50	838	2,710
<b>TOTAL</b>	<b>5,627</b>	<b>3,134</b>	<b>2.53</b>	<b>14,217</b>	<b>1,583</b>	<b>10,344</b>	<b>2,511</b>	<b>12,855</b>	<b>3,579</b>	<b>12,340</b>	<b>515</b>	<b>15,613</b>	<b>25,740</b>

\* Subject to Vincenia Draft L.E.P.

### 6.5 : COST APPORTIONMENT TABLE

PROJECT No. : 03 AREC 0003 ( Leisure Centre - indoor heated pool & gymnasium )  
 ESTIMATED COST : \$4,584,000.00

BENEFIT AREA	LOT DEVELOPMENT		LOTS AT CAPACITY	COST PER LOT	ESTIMATED COUNCIL RESPONSIBILITY	ESTIMATED DEVELOPER CONTRIBUTION
	EXISTING LOTS	ESTIMATED NO POTENTIAL LOTS				
03 AREC 0003	10,344	2,511	12,855	\$356.59	80.47%	\$ 895,400.00

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

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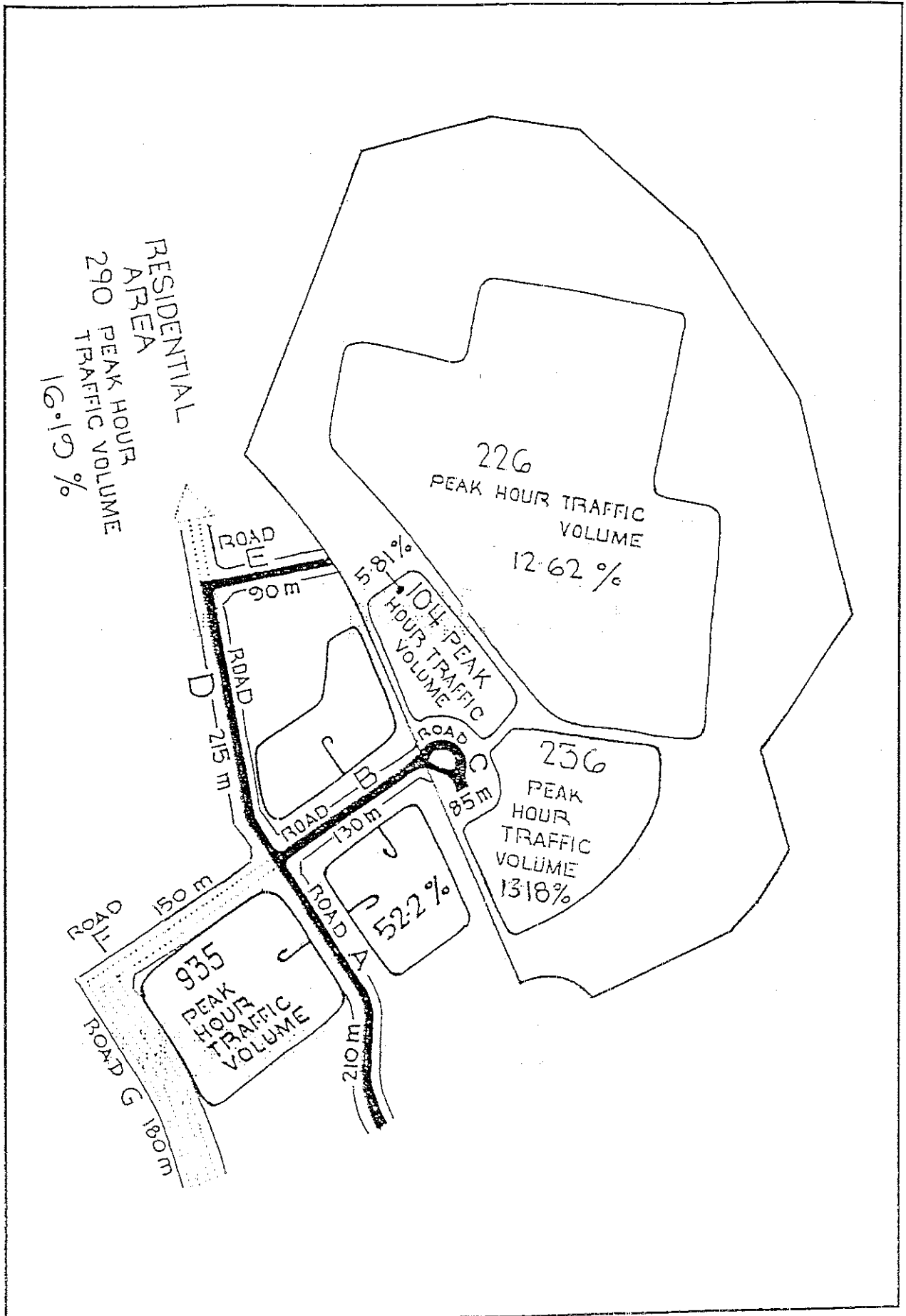
# APPENDIX "A"

BAY and BASIN DISTRICT SPORTING, RECREATION and COMMUNITY CENTRE COMPLEX

## ESTIMATED COST OF ROADWORKS

DESCRIPTION	QUANTITY	UNIT	RATE	ESTIMATE
<b>INTERSECTION ( with The Wool Road )</b>	1	item	allow	\$151,440.00
+ Survey, Design and Supervision	-	item	6 %	\$9,085.00
+ Administration and On - Costs	-	item	15.5 %	\$23,475.00
<b>ESIMATED COST =</b>				<b>\$184,000.00</b>
<b>ROAD "A" - 210m long x 9m wide</b>	1 890	m2	\$30.60	\$57,835.00
- Drainage	210	m2	\$21.64	\$4,545.00
				<b>\$62,380.00</b>
+ Survey, Design and Supervision	-	item	6 %	\$3,745.00
+ Administration and On - Costs	-	item	15.5 %	\$8,965.00
+ Land Costs ( 210 x 20m )	4,200	m2	\$3.87	\$16,250.00
<b>ESIMATED COST =</b>				<b>\$91,340.00</b>
<b>ROAD "B" - 130m long x 9m wide</b>	1 170	m2	\$30.60	\$35,800.00
- Drainage	130	m2	\$21.64	\$2,815.00
				<b>\$38,615.00</b>
+ Survey, Design and Supervision	-	item	6 %	\$2,315.00
+ Administration and On - Costs	-	item	15.5 %	\$5,985.00
+ Land Costs ( 130 x 20m )	2,600	m2	\$3.87	\$10,065.00
<b>ESIMATED COST =</b>				<b>\$56,980.00</b>
<b>ROAD "C" - 85m long x 9m wide</b>	765	m2	\$30.60	\$23,410.00
- Drainage	85	m2	\$21.64	\$1,840.00
				<b>\$25,250.00</b>
+ Survey, Design and Supervision	-	item	6 %	\$1,515.00
+ Administration and On - Costs	-	item	15.5 %	\$3,915.00
<b>ESIMATED COST =</b>				<b>\$30,680.00</b>
<b>ROAD "D" - 215m long x 9m wide</b>	1 935	m2	\$30.60	\$59,210.00
- Drainage	215	m2	\$21.64	\$4,655.00
				<b>\$63,865.00</b>
+ Survey, Design and Supervision	-	item	6 %	\$3,830.00
+ Administration and On - Costs	-	item	15.5 %	\$9,900.00
+ Land Costs ( 215 x 20m )	4,300	m2	\$3.87	\$16,640.00
<b>ESIMATED COST =</b>				<b>\$94,235.00</b>
<b>ROAD "E" - 90m long x 9m wide</b>	810	m2	\$30.60	\$24,785.00
- Drainage	90	m2	\$21.64	\$1,950.00
				<b>\$26,735.00</b>
+ Survey, Design and Supervision	-	item	6 %	\$1,605.00
+ Administration and On - Costs	-	item	15.5 %	\$4,145.00
+ Land Costs ( 90 x 20m )	1,800	m2	\$3.87	\$6,965.00
<b>ESIMATED COST =</b>				<b>\$39,450.00</b>
<b>ROADWORKS COST SUMMARY :----</b>				
<b>INTERSECTION ( with The Wool Road )</b>	1	item	allow	\$184,000.00
<b>ROAD "A" ( 210m long x 9m wide )</b>	1 890	m2	EST. COST =	\$91,340.00
<b>ROAD "B" ( 130m long x 9m wide )</b>	1 170	m2	EST. COST =	\$56,980.00
<b>ROAD "C" ( 85m long x 9m wide )</b>	765	m2	EST. COST =	\$30,680.00
<b>ROAD "D" ( 215m long x 9m wide )</b>	1 935	m2	EST. COST =	\$94,235.00
<b>ROAD "E" ( 90m long x 9m wide )</b>	810	m2	EST. COST =	\$39,450.00
<b>ROADWORKS TOTAL ESTIMATED COST =</b>				<b>\$496,685.00</b>

# APPENDIX "B" ROADWORKS APPORTIONMENT MAP



# APPENDIX "C"

## ROADWORKS APPORTIONMENT TABLE

Based on Peak Hour Traffic Volume data contained in the Bay and Basin District Leisure Centre

( Traffic Study by ERM Mitchell McCotter 9th April, 1998 )

<b>* ACTIVE RECREATION</b>				
INTERSECTION ( with The Wool Road )	226 P H T V =	12.62 % of	\$ 184,000.00 =	\$23,220.00
ROAD "A" ( 210m long x 9m wide )	226 P H T V =	12.62 % of	\$ 91,340.00 =	\$11,525.00
ROAD "B" ( 130m long x 9m wide )	226 P H T V =	00.00 % of	\$ 56,980.00 =	\$0.00
ROAD "C" ( 85m long x 9m wide )	226 P H T V =	00.00 % of	\$ 30,680.00 =	\$0.00
ROAD "D" ( 215m long x 9m wide )	226 P H T V =	14.53 % of	\$ 94,235.00 =	\$13,695.00
ROAD "E" ( 90m long x 9m wide )	226 P H T V =	31.52 % of	\$ 39,450.00 =	\$27,015.00
<b>ACTIVE RECREATION ROADWORKS ESTIMATED COST =</b>				<b>\$75,455.00</b>

<b>* LEISURE CENTRE / GYMNASIUM</b>				
INTERSECTION ( with The Wool Road )	236 P H T V =	13.18 % of	\$ 184,000.00 =	\$24,250.00
ROAD "A" ( 210m long x 9m wide )	236 P H T V =	13.18 % of	\$ 91,340.00 =	\$12,035.00
ROAD "B" ( 130m long x 9m wide )	236 P H T V =	20.15 % of	\$ 56,980.00 =	\$11,485.00
ROAD "C" ( 85m long x 9m wide )	236 P H T V =	100.00 % of	\$30,680.00 =	\$30,680.00
ROAD "D" ( 215m long x 9m wide )	236 P H T V =	00.00 % of	\$ 94,235.00 =	\$0.00
ROAD "E" ( 90m long x 9m wide )	236 P H T V =	00.00 % of	\$ 39,450.00 =	\$0.00
<b>LEISURE CENTRE / GYMNASIUM ROADWORKS ESTIMATED COST =</b>				<b>\$78,450.00</b>

<b>* COMMUNITY CENTRE / LIBRARY / TOWN SQUARE</b>				
INTERSECTION ( with The Wool Road )	104 P H T V =	5.81 % of	\$ 184,000.00 =	\$10,685.00
ROAD "A" ( 210m long x 9m wide )	104 P H T V =	5.81 % of	\$ 91,340.00 =	\$5,305.00
ROAD "B" ( 130m long x 9m wide )	104 P H T V =	00.00 % of	\$ 56,980.00 =	\$0.00
ROAD "C" ( 85m long x 9m wide )	104 P H T V =	00.00 % of	\$30,680.00 =	\$0.00
ROAD "D" ( 215m long x 9m wide )	104 P H T V =	6.69 % of	\$ 94,235.00 =	\$6,305.00
ROAD "E" ( 90m long x 9m wide )	104 P H T V =	68.48 % of	\$ 39,450.00 =	\$12,435.00
<b>COMMUNITY CENTRE / LIBRARY ROADWORKS ESTIMATED COST =</b>				<b>\$34,730.00</b>

<b>* COMMERCIAL / RETAIL AREA</b>				
INTERSECTION ( with The Wool Road )	935 P H T V =	52.20 % of	\$ 184,000.00 =	\$96,060.00
ROAD "A" ( 210m long x 9m wide )	935 P H T V =	52.20 % of	\$ 91,340.00 =	\$47,685.00
ROAD "B" ( 130m long x 9m wide )	935 P H T V =	79.85 % of	\$ 56,980.00 =	\$45,495.00
ROAD "C" ( 85m long x 9m wide )	935 P H T V =	00.00 % of	\$30,680.00 =	\$0.00
ROAD "D" ( 215m long x 9m wide )	935 P H T V =	60.13 % of	\$ 94,235.00 =	\$56,660.00
ROAD "E" ( 90m long x 9m wide )	935 P H T V =	00.00 % of	\$ 39,450.00 =	\$0.00
<b>ROADWORKS TOTAL ESTIMATED COST =</b>				<b>\$245,900.00</b>

<b>* RESIDENTIAL AREA</b>				
INTERSECTION ( with The Wool Road )	290 P H T V =	16.19 % of	\$ 184,000.00 =	\$29,790.00
ROAD "A" ( 210m long x 9m wide )	290 P H T V =	16.19 % of	\$ 91,340.00 =	\$14,790.00
ROAD "B" ( 130m long x 9m wide )	290 P H T V =	00.00 % of	\$ 56,980.00 =	\$0.00
ROAD "C" ( 85m long x 9m wide )	290 P H T V =	00.00 % of	\$30,680.00 =	\$0.00
ROAD "D" ( 215m long x 9m wide )	290 P H T V =	18.65 % of	\$ 94,235.00 =	\$17,580.00
ROAD "E" ( 90m long x 9m wide )	290 P H T V =	00.00 % of	\$ 39,450.00 =	\$0.00
<b>RESIDENTIAL AREA ROADWORKS ESTIMATED COST =</b>				<b>\$62,160.00</b>

# APPENDIX "D"

## ESTIMATED COST OF POLLUTION CONTROL

	QUANTITY	UNIT	RATE	ESTIMATE
Retention / Sedimentation Pond :----				
- Construct temporary access track to sediment basin location.				
- Provide downstream silt fence each and upstream barrier fence each side of access track.				
- Place silt fence downstream of sediment basin and diversion channel areas.				
- Construct sediment basin, outlet works and diversion channels.				
- Rehabilitate areas disturbed by the construction of the sediment basin and diversion channels.				
- Ancillary works		item	allow	\$386,830.00
+ Survey, Design and Supervision		item	6 %	\$23,210.00
+ Administration and On - Costs		item	15.5 %	\$59,960.00
				<u>\$470,000.00</u>
+ Land Costs ( apportionment )	18,300 m2 =	10.07 % of	\$ 800,000.00 =	\$80,560.00
<b>ESIMATED COST OF POLLUTION CONTROL =</b>				<b>\$550,560.00</b>

## POLLUTION CONTROL COST

### APPORTIONMENT TABLE ( Based on area )

That is 18.18ha or \$550,560.00 to be shared between :----

ACTIVE RECREATION  
LEISURE CENTRE / GYMNASIUM  
COMMUNITY FAC / LIBRARY/ TOWN SQUARE  
CAR PARKING

Pollution Control occupies 18,300m2 of the 181,800m2 Subject Site, leaving 163,500m2 to be apportioned as follows :----

ACTIVE RECREATION	113,440 m2 =	69.38 % of	\$ 550,560.00 =	\$381,990.00
LEISURE CENTRE / GYMNASIUM	31,900 m2 =	19.51 % of	\$ 550,560.00 =	\$107,420.00
COMMUNITY FAC / LIBRARY/ TOWN SQUARE	9,960 m2 =	6.09 % of	\$ 550,560.00 =	\$33,540.00
CAR PARKING	8,200 m2 =	5.02 % of	\$ 550,560.00 =	\$27,610.00
<b>TOTAL</b>	<b>163,500 m2 =</b>	<b>100.00 % of</b>	<b>\$ 550,560.00 =</b>	<b>\$550,560.00</b>

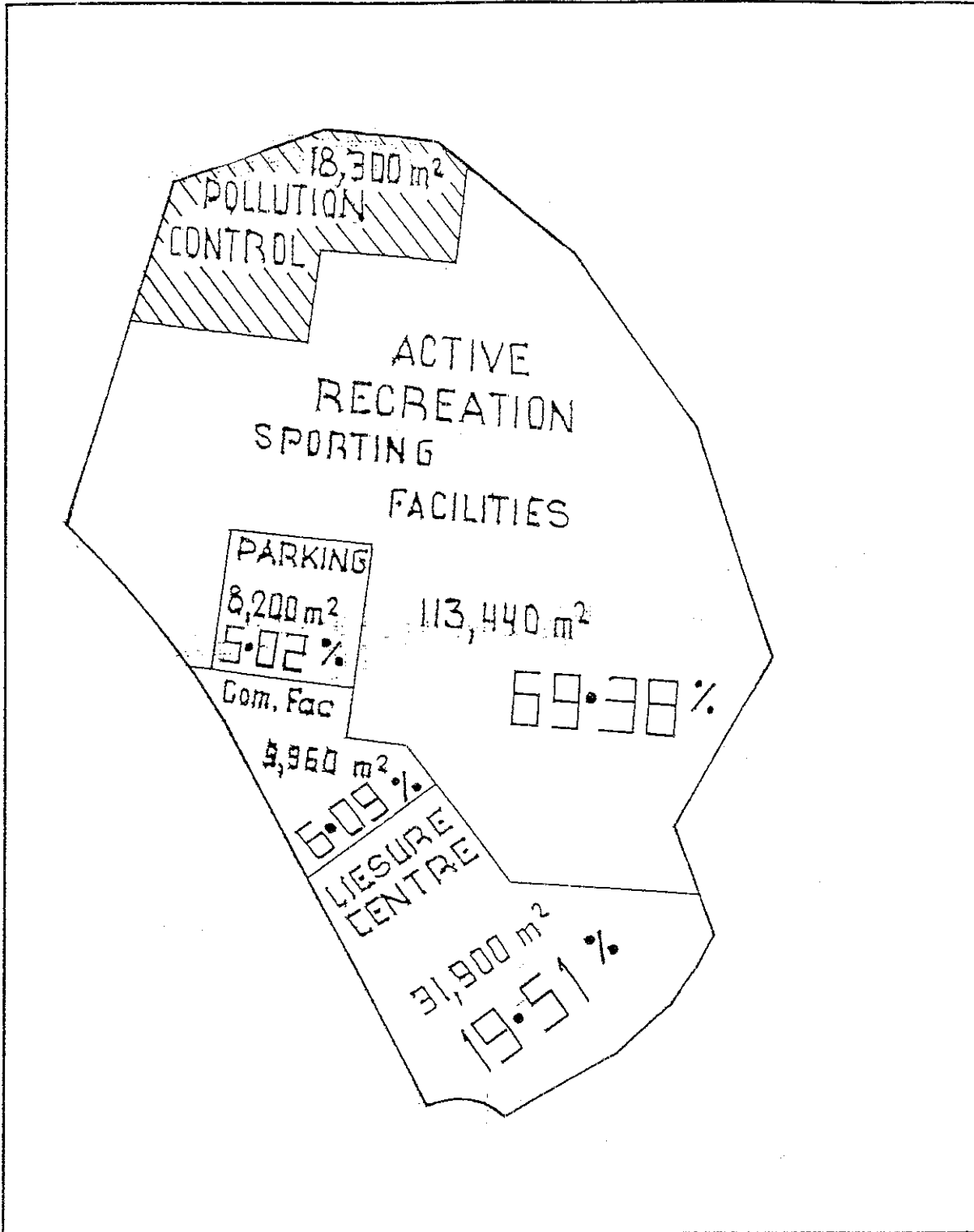


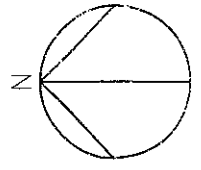
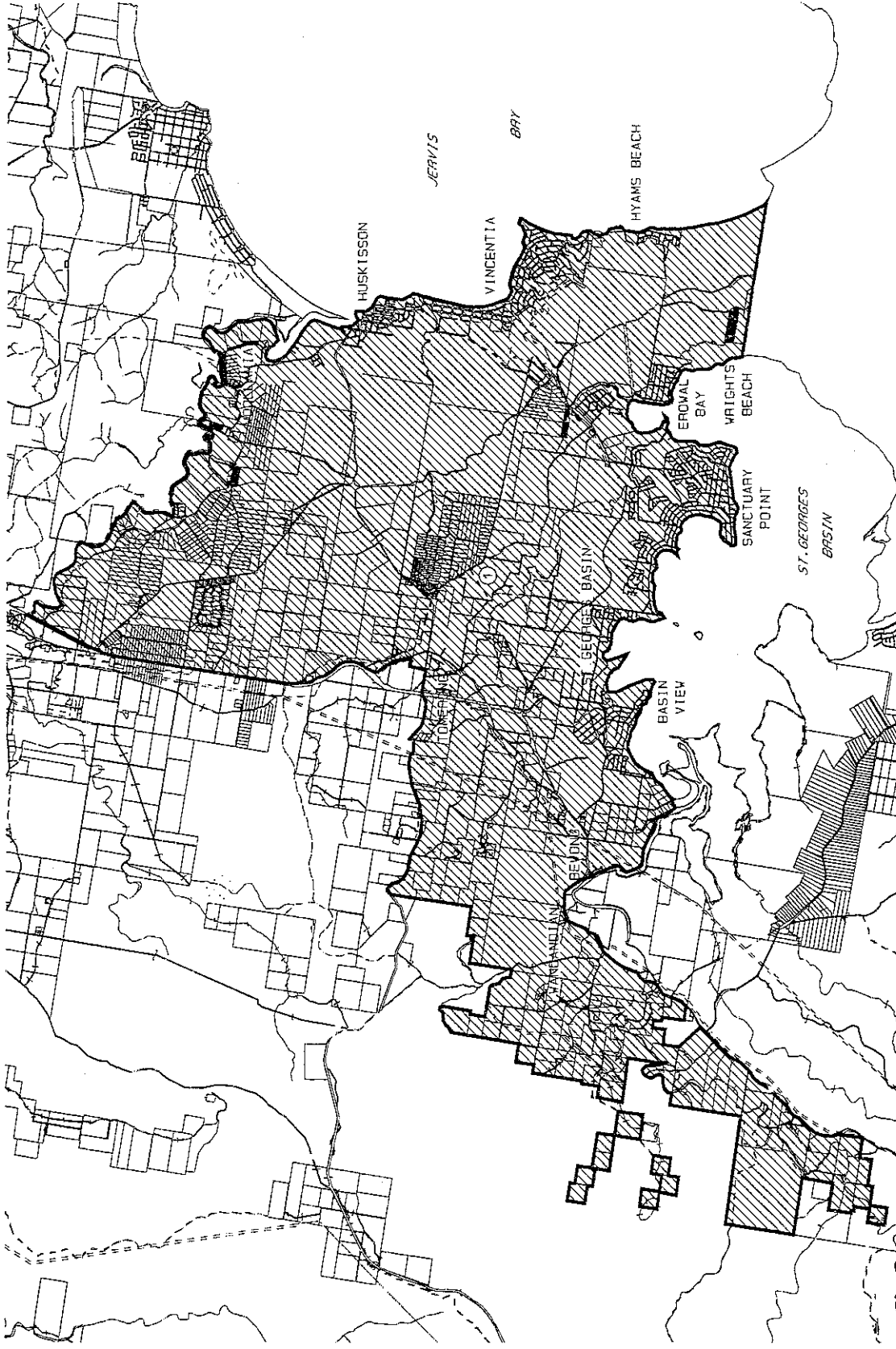
# APPENDIX "E"

ESTIMATED COST OF POLLUTION CONTROL = \$550,560.00

## POLLUTION CONTROL APPORTIONMENT MAP

AREA OF DRAINED LAND = 16.35 ha





PROJECT No:  
03 AREC 0003

**SHOALHAVEN CITY COUNCIL  
CONTRIBUTION PLAN AREA 1  
AMENDMENT NO: 17**

EFFECTIVE FROM: 5/5/1999  
FACILITY: ACTIVE RECREATION  
PROJECT: BAY AND BASIN LEISURE CENTRE

# 03 AREC 0003 LOCALITY MAP

