



Section 94 Contributions Plan 2004

Amendment No. 67

Area 1 Community Facilities

North Nowra Child Care Centre 01 CFAC 0001
North Nowra Community Hall 01 CFAC 0002
Nowra Community Centre 01 CFAC 0003
East Nowra Community Tennis & Meeting Room 01 CFAC 0004
Isa Road District Community Centre 01 CFAC 0005
Park Road Child Care Centre 01 CFAC 0006
West Nowra Community Tennis & Meeting Room 01 CFAC 0007
Bomaderry Child Care Centre 01 CFAC 0009
Bomaderry Toilet Block and Car Parking 01 CFAC 0010
Shoalhaven Heads/Berry HaCC Centre 01 CFAC 0011
Nowra District Integrated Youth Services Centre 01 CFAC 0012
Berry Gardens Neighbourhood Community Centre 01 CFAC 0013

Reference 26905

Adopted by Council: 27th January, 2004

Effective from: 19th May, 2004

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1. Planning Area 1 Nowra/Bomaderry

- The largest percentage of people resides in the Nowra/Bomaderry and Northern Shoalhaven Planning Area (47%) or 39,274 people. The majority of these people are located within the Nowra/Bomaderry urban area.
- The Northern Shoalhaven Planning Area has a younger profile than the remainder of the City, with 19.7% of the precinct's residents under 12 years of age.
- The largest percentage of Aboriginal and Torres Strait Islanders (58%) reside in this precinct.
- This area has the largest percentage of one-parent families within the Shoalhaven (16.8%).
- Area 1 has the lowest unemployment rate (9.3%) and the highest percentage of residents in the labour force (52.2% of the total labour force of the Shoalhaven).
- Households in Area 1 have the highest average weekly income (\$825 per week), although this is still below the average for the Illawarra and NSW.
- Most public housing is located within Area 1 as well as the highest percentage of flat, unit or apartment buildings (6.5%) and percentage of dwellings rented (26.7%).

Age Characteristics relating to Planning Area 1 are shown in Appendix A *Area 1 Population Age Characteristics Tables* in the Appendices to this Plan.

2. Purpose of the Plan

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

The purpose (aim) of the Plan is to fund a proportion of the costs of providing community facilities within Planning Area 1 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 five Area 1 projects from the Section 94 Contributions Plan.

3. Deleted Projects

The following five projects are deleted from the Section 94 Contributions Plan, as follows:

01 CFAC 0001 North Nowra Child-Care Centre, Hood Close

Due to Council's rationalisation of Child Care provisions throughout Planning Area 1, it is proposed that this facility be incorporated into the Northern Shoalhaven Integrated Children's Services Centre (project MA CFAC 0001) to be located on the corner of Osborne and Worrigeer Streets at Nowra.

The new project MA CFAC 0001 will serve Planning Areas 1, 2, 3 and 4, including the benefit area associated with the deleted project.

01 CFAC 0004 Community Tennis and Meeting Room, Worrigeer

Due to changes in demand since the original Plan came into effect, Council will now provide the major portion of this facility (amenities building) at Lyrebird Park.

Council considers that the Lyrebird Park location will more effectively serve community needs.

The remainder of this facility (tennis court) will be located at the East Nowra District Community Centre in Isa Road, Worrigeer Project 01 CFAC 0005).

**01 CFAC 0006
Park Road Child-Care Centre,
East Nowra**

The original project comprised a community hall and child-care facilities. The community hall is now constructed on the Park Road site.

Due to Council's rationalisation of Child Care provisions throughout Planning Area 1, it is proposed that the child-care facility be incorporated into the Northern Shoalhaven Integrated Children's Services Centre (Project MA CFAC 0001) to be located on the corner of Osborne and Worrigeer Streets at Nowra.

The new project MA CFAC 0001 will serve Planning Areas 1, 2, 3 and 4, including the benefit area associated with the deleted project.

**01 CFAC 0009
Bomaderry Child-Care Centre,
Birriley and North Tarawal Streets**

Due to Council's rationalisation of Child Care provisions throughout Planning Area 1, it is proposed that this facility be incorporated into the Northern Shoalhaven Integrated Children's Services Centre (Project MA CFAC 0001) to be located on the corner of Osborne and Worrigeer Streets at Nowra.

The new project MA CFAC 0001 will serve Planning Areas 1, 2, 3 and 4, including the benefit area associated with the deleted project.

**01 CFAC 0010
New Toilet Block and Additional
Carparking, Birriley Street, Bomaderry**

This project has been constructed. The outstanding balance will be spent on additional car parking, landscaping and on other improvements such as disabled access within the community centre site.

**4. Land to which the Plan
Applies**

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

**Benefit Area 01 CFAC 0002
North Nowra Community Hall
Hood Close Recoupment Project**

The Benefit Area comprises the land within the urban area of North Nowra, together with the surrounding district rural lands.

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

**Benefit Area 01 CFAC 0003
Nowra Community Centre,
Bridge Road, Nowra**

The Benefit Area comprises all the land within Shoalhaven City Planning Area 1, together with all the surrounding district rural lands, but excludes the land in south-east Nowra and Worrigeer (which forms the Benefit Area for Project 01 CFAC 0005).

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

**Benefit Area 01 CFAC 0005
Isa Road District Community Centre,
Isa Road, Worrigeer**

The Benefit Area comprises land in southeast Nowra and Worrigeer, bounded by Greenwell Point Road to the north, the Princes Highway to the west and also includes some rural land on the eastern side of Worrigeer Road.

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

**Benefit Area 01 CFAC 0007
West Nowra Community Meeting Room,
Cavanaghs Lane**

The Benefit Area comprises urban land located generally in West Nowra, adjoining and adjacent to Filter Road, Depot Road, Yalwal Road and Albatross Road.

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

**Benefit Area 01 CFAC 0011
Recoupment Project
Berry/Shoalhaven Heads District Home
and Community Care Centre,
Shoalhaven Heads Road,
Shoalhaven Heads**

The Benefit Area comprises the urban lands within Berry and Shoalhaven Heads, together with the surrounding rural district lands.

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

**Benefit Area 01 CFAC 0012
New Recoupment Project
Nowra District Integrated Youth
Services Centre Kinghorne Street,
Nowra**

The Benefit Area comprises all the land within Shoalhaven City Planning Area 1, including the urban areas of Kangaroo Valley, Berry, Shoalhaven Heads, Cambewarra, North Nowra, Bomaderry, Nowra and Greenwell Point, together with all the surrounding district rural lands.

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

**Benefit Area 01 CFAC 0013
Berry Gardens Neighbourhood
Community Centre**

The Benefit Area comprises land generally bounded by the Princes Highway, Schofields Lane and Kangaroo Valley Road, identified as the Berry Gardens Residential Estate. Specifically the land is described as follows:

- Lots 73 & 79 DP 4468;
- Lot 4 DP 1011021;
- Lot 2 DP 1029237;
- Lots 25 & 26 DP 13701; and
- Lots 33, 34, 35 & 36 DP 13701.

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

5. Development and Demand Nexus

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

5.1 Community Centres

The Shoalhaven City Council considers that the social development of local communities requires a community building facility to be provided, and that local residents use it for their activities.

In this regard, the local district residents will have a central focus, to provide a meeting place for allowing members of the community to build relationships and engage in social activities.

Where possible, community buildings are generally designed so that the facility will work in harmony with nearby shops, bus shelters and/or other recreational areas.

Local government is traditionally responsible for the provision of community facilities such as local community halls.

A local multi-purpose community hall is designed to provide a place for a variety of community activities, which may include:

- Playgroups;
- Community meetings;
- Club meetings;
- Classes;
- Holiday programs;
- Special interest group activities;
- Social events;
- Arts events;
- Welcoming new residents;
- Information gathering and distribution; and
- Lockable storage areas for community property.

To provide such services, the community hall needs to be a building designed for flexible use and, where possible, allow for future expansion.

In addition, the site should be landscaped with a variety of local plant species to illustrate the revegetation possibilities to residents of the local area.

The site may also provide play equipment suitable for a children's' playgroup.

There may also be an outdoor paved area suitable for informal functions such as picnic-barbeques and the provision of adequate car parking.

According to the Department of Planning Circular 42, the level of community facility provision is "one" neighbourhood centre for a population of about 2,775 people. This standard, however, was set for suburban development in the Sydney metropolitan area and takes no account of estate design or the dispersed nature of settlement in the Shoalhaven.

The location of a multi-purpose centre essentially depends on the existing road layout and the size of the available land. In addition, the design and size of the building itself may vary, depending not only on the population of the benefit area, but also upon the existence of other nearby district-level community facilities.

5.2 Home & Community Care Centres

The Shoalhaven has traditionally had a higher than the State or Regional averages for the proportion of residents in the 55 years and over age group. The Australian Bureau of Statistics 1996 Census data reflects this situation with the percentage of people aged 55 years and over representing 28.35% of the total population for the Shoalhaven City area. This is significantly above the State and Illawarra average.

In particular, the Shoalhaven Planning Areas of 2, 3, 4 and 5 all have well above both State and Regional profiles for persons in the 55 plus age groups, reflecting the trend towards coastal areas as attractive retirement destinations.

In contrast, Planning Area 1 has historically sustained a much younger profile that more closely resembles that of the Illawarra and the State.

The preference of aged people to reside in the outlying areas of the Shoalhaven creates problems in terms of access to services and facilities. In retiring to such

areas, many older people lack family and social support networks. For older residents who do not have access to their own transport, travel becomes difficult and expensive.

For the frail aged, these problems are magnified by the decreased access to centrally located health and welfare services.

In addition, recognition must be given to the fact that the elderly era are not just one homogeneous group, but rather, possess a diverse mixture of interests, skills and needs.

Community planning, therefore, needs to be directed to both the active and the frail aged, so that all aged persons may gain from increased provision of services and improved quality of life.

5.3 Youth Services

Young people in the Shoalhaven are one of the age groups most affected by the size and isolation of the City. As with other sections of the community, young people also have a need to travel to employment, education and recreational facilities. However, unlike most other groups, young people do not always have access to independent transport resources.

In addition to transport difficulties, education and employment opportunities are high priorities for young people in the Shoalhaven.

The Shoalhaven has a high population growth rate, however the number of people aged 18 to 24 years increased only slightly between 1996 and 2001. The 18 to 24 years age group makes up 7.5% of the population of Area 1 and this compares with 9.2% for the same group in New South Wales and 8.4% for the Illawarra region.

The 2001 Census indicated that the 18 to

24 years age group made up 5,045 persons or 6.1% of the total Shoalhaven population. Within Area 1, 18 to 24 year olds made up 7.5% of the population, or 2,927 persons.

Other issues effecting young people in the Shoalhaven are:

- a perceived lack of social and recreational activities;
- a need for crisis and medium-term accommodation options for youth without secure family backgrounds;
- the lack of adequate literary and employment-enhancing skills;
- drug and alcohol abuse;
- teenage pregnancies; and
- physical and sexual abuse.

The youth of this City are probably the community's most precious and important asset. The development of their skills, opportunities and happiness is essential to the future of the Shoalhaven.

6. 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 lots benefiting from the project. That is:

$$\text{Contribution} = \frac{\text{Estimated Project Cost}}{\text{Estimated Number of Benefiting Dwellings}}$$

7. Contribution Rates

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

In accordance with the above formula, a contribution rate per lot/dwelling (E.T.) has been calculated for the relevant projects as follows:

01 CFAC 0002 =	\$ 85.30/ET
01 CFAC 0003 =	\$223.46/ET
01 CFAC 0005 =	\$792.40/ET
01 CFAC 0007 =	\$748.62/ET
01 CFAC 0011 =	\$ 50.70/ET
01 CFAC 0012 =	\$ 48.36/ET
01 CFAC 0013 =	\$1853.53/ET

The above contributions are adjusted annually in line with movements in the Constant Price Index. For more detailed information relating to contribution rates, refer to the *Cost Apportionment Tables* in the Appendices to this Plan.

8. Estimated Cost of Facility

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

01 CFAC 0002 =	\$354,250
01 CFAC 0003 =	\$3,858,050
01 CFAC 0005 =	\$3,003,210
01 CFAC 0007 =	\$531,520
01 CFAC 0011 =	\$192,100
01 CFAC 0012 =	\$1,018,240
01 CFAC 0013 =	\$656,150

The above Estimated Costs are adjusted annually in line with movements in the Implicit Price Deflator. For more detailed information relating to the estimated costs, refer to *Apportionment Tables & Estimated Costs* in the Appendices to this Plan.

9. Schedule of Facilities and Timing

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

This Plan provides for the following Community Facilities:

- 01 CFAC 0002:Existing
- 01 CFAC 0003:2006/08
- 01 CFAC 0005:2006/08
- 01 CFAC 0007:2008/10
- 01 CFAC 0011:Existing
- 01 CFAC 0012:2003/04
- 01 CFAC 0013:Construction Stage Of Subdivision

The timings shown above represent the anticipated time of construction.

Some projects, however, are contingent on grant funding for either capital costs or staffing, or both. Where anticipated funding has not been gained within the expected timeframe, Council will revise the program. The timing in this Plan also assumes that threshold population levels and development growth rates will be reached within the projected time. However, Council may need to adjust the timing of facilities in accordance with alterations in population and development growth rates.

10. Contribution Payment

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

The Community Facilities contribution is required for all development, other than development for industrial or commercial uses.

10.1 Method of Payment

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

- cash;
- money order; or
- bank cheque.

The method of 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.

Appendices

- A Area 1 Population Age Characteristics
- B 01 CFAC 0002: Benefit Area Map
- C 01 CFAC 0003: Benefit Area Map
- D 01 CFAC 0005: Benefit Area Map
- E 01 CFAC 0007: Benefit Area Map
- F 01 CFAC 0011: Benefit Area Map
- G 01 CFAC 0012: Benefit Area Map
- H 01 CFAC 0013: Benefit Area Map
- I 01 CFAC 0002: Apportionment Table & Estimated Costs
- J 01 CFAC 0003: Apportionment Table & Estimated Costs
- K 01 CFAC 0005: Apportionment Table & Estimated Costs
- L 01 CFAC 0007: Apportionment Table & Estimated Costs
- M 01 CFAC 0011: Apportionment Table & Estimated Costs
- N 01 CFAC 0012: Apportionment Table & Estimated Costs
- O 01 CFAC 0013: Apportionment Table & Estimated Costs
- P 01 CFAC 0002: Locality Map
- Q 01 CFAC 0003: Locality Map
- R 01 CFAC 0005: Locality Map
- S 01 CFAC 0007: Locality Map
- T 01 CFAC 0011: Locality Map
- U 01 CFAC 0012: Locality Map
- V 01 CFAC 0013: Locality Map

References

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

Section 94 Contributions Plan 2004
Community Facilities, being this written
Statement and accompanying maps, was

Adopted by Council: 27th January, 2004

and

Became effective from: 19th May, 2004



R D Pigg
General Manager

Date: 13 - 5 - 04

Appendix A - Area 1 Population Age Characteristics Tables

Census Applications Small Area System - 1991						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0 to 4	1,616	4.71%	1,438	4.19%	3,054	8.90%
5 to 9	1,473	4.29%	1,507	4.39%	2,980	8.68%
10 to 14	1,424	4.15%	1,332	3.88%	2,756	8.03%
15 to 19	1,280	3.73%	1,130	3.29%	2,410	7.02%
20 to 24	1,090	3.18%	1,049	3.06%	2,139	6.23%
25 to 29	1,194	3.48%	1,199	3.49%	2,393	6.97%
30 to 34	1,355	3.95%	1,476	4.30%	2,831	8.25%
35 to 39	1,268	3.69%	1,336	3.89%	2,604	7.59%
40 to 44	1,252	3.65%	1,217	3.55%	2,469	7.19%
45 to 49	954	2.78%	905	2.64%	1,859	5.42%
50 to 54	762	2.22%	771	2.25%	1,533	4.47%
55 to 59	656	1.91%	790	2.30%	1,446	4.21%
60 to 64	776	2.26%	872	2.54%	1,648	4.80%
65 to 69	757	2.21%	770	2.24%	1,527	4.45%
70 to 74	560	1.63%	607	1.77%	1,167	3.40%
75 +	588	1.71%	915	2.67%	1,503	4.38%
Total	17,005	49.55%	17,314	50.45%	34,319	100.00%

Census Applications Small Area System - 1996						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0 to 4	1,573	4.21%	1,520	4.07%	3,093	8.28%
5 to 9	1,665	4.46%	1,561	4.18%	3,226	8.63%
10 to 14	1,560	4.18%	1,587	4.25%	3,147	8.42%
15 to 19	1,298	3.47%	1,166	3.12%	2,464	6.59%
20 to 24	1,016	2.72%	1,028	2.75%	2,044	5.47%
25 to 29	1,083	2.90%	1,188	3.18%	2,271	6.08%
30 to 34	1,321	3.54%	1,301	3.48%	2,622	7.02%
35 to 39	1,447	3.87%	1,525	4.08%	2,972	7.95%
40 to 44	1,245	3.33%	1,390	3.72%	2,635	7.05%
45 to 49	1,257	3.36%	1,222	3.27%	2,479	6.63%
50 to 54	918	2.46%	1,011	2.71%	1,929	5.16%
55 to 59	839	2.25%	867	2.32%	1,706	4.57%
60 to 64	761	2.04%	849	2.27%	1,610	4.31%
65 to 69	857	2.29%	915	2.45%	1,772	4.74%
70 to 74	705	1.89%	778	2.08%	1,483	3.97%
75 +	728	1.95%	1,184	3.17%	1,912	5.12%
Total	18,273	48.90%	19,092	51.10%	37,365	100.00%

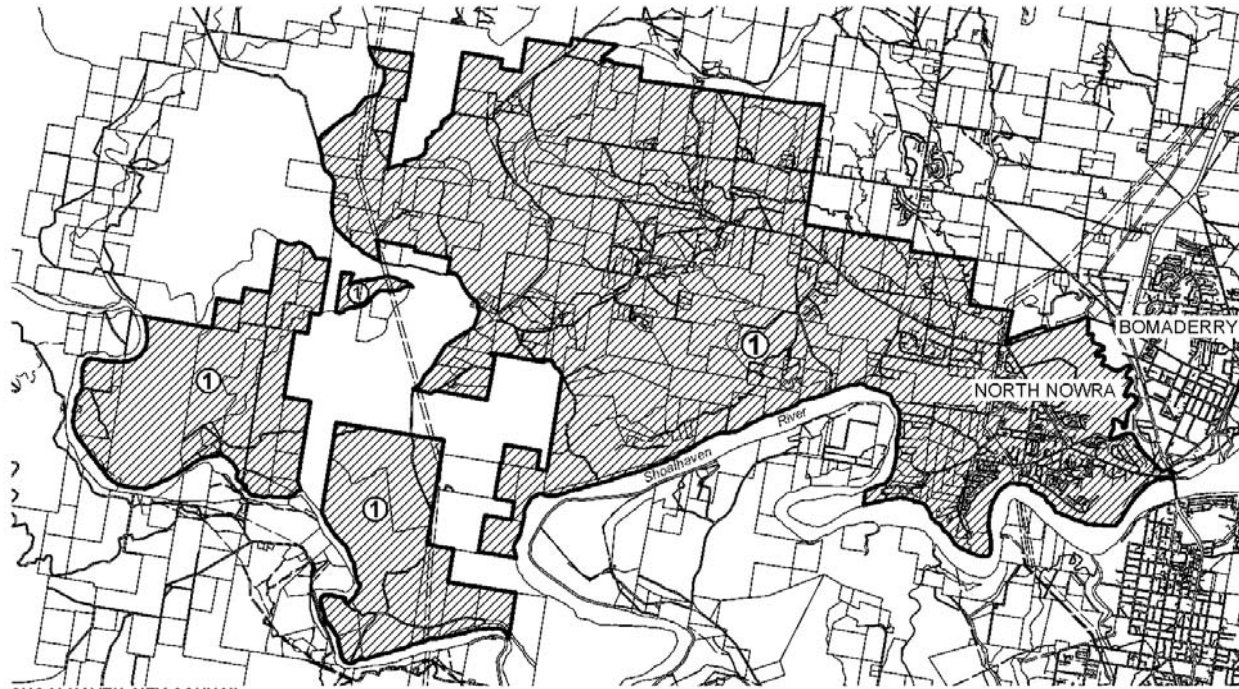
Census Applications Small Area System - 2001						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0 to 4	1,395	3.56%	1,245	3.18%	2,640	6.74%
5 to 9	1,626	4.15%	1,501	3.83%	3,127	7.99%
10 to 14	1,684	4.30%	1,508	3.85%	3,192	8.15%
15 to 19	1,391	3.55%	1,427	3.64%	2,818	7.20%
20 to 24	1,042	2.66%	931	2.38%	1,973	5.04%
25 to 29	1,036	2.65%	984	2.51%	2,020	5.16%
30 to 34	1,041	2.66%	1,170	2.99%	2,211	5.65%
35 to 39	1,281	3.27%	1,305	3.33%	2,586	6.61%
40 to 44	1,402	3.58%	1,616	4.13%	3,018	7.71%
45 to 49	1,292	3.30%	1,383	3.53%	2,675	6.83%
50 to 54	1,272	3.25%	1,314	3.36%	2,586	6.61%
55 to 59	1,035	2.64%	1,115	2.85%	2,150	5.49%
60 to 64	928	2.37%	982	2.51%	1,910	4.88%
65 to 69	843	2.15%	956	2.44%	1,799	4.60%
70 to 74	834	2.13%	893	2.28%	1,727	4.41%
75 to 79	606	1.55%	727	1.86%	1,333	3.40%
80 to 84	344	0.88%	461	1.18%	805	2.06%
85 to 89	162	0.41%	252	0.64%	414	1.06%
90 to 94	35	0.09%	95	0.24%	130	0.33%
95 to 99	6	0.02%	28	0.07%	34	0.09%
100+	0	0.00%	3	0.01%	3	0.01%
Total	19,255	49.18%	19,896	50.82%	39,151	100.00%

Year 2006 Estimate						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0 to 4	1,780	3.71%	1,600	3.33%	3,380	7.04%
5 to 9	1,830	3.81%	1,750	3.65%	3,580	7.46%
10 to 14	1,900	3.96%	1,790	3.73%	3,690	7.69%
15 to 19	1,760	3.67%	1,600	3.33%	3,360	7.00%
20 to 24	1,660	3.46%	1,520	3.17%	3,180	6.63%
25 to 29	1,450	3.02%	1,360	2.83%	2,810	5.85%
30 to 34	1,610	3.35%	1,530	3.19%	3,140	6.54%
35 to 39	1,500	3.13%	1,580	3.29%	3,080	6.42%
40 to 44	1,660	3.46%	1,650	3.44%	3,310	6.90%
45 to 49	1,730	3.60%	1,790	3.73%	3,520	7.33%
50 to 54	1,450	3.02%	1,550	3.23%	3,000	6.25%
55 to 59	1,400	2.92%	1,470	3.06%	2,870	5.98%
60 to 64	1,100	2.29%	1,230	2.56%	2,330	4.85%
65 to 69	1,010	2.10%	1,140	2.38%	2,150	4.48%
70 to 74	820	1.71%	980	2.04%	1,800	3.75%
75 +	1,110	2.31%	1,690	3.52%	2,800	5.83%
Total	23,770	49.52%	24,230	50.48%	48,000	100.00%

Year 2011 Estimate						
Age by Sex - All Persons						
0 to 4	1,915	3.65%	1,760	3.36%	3,675	7.01%
5 to 9	1,910	3.65%	1,850	3.53%	3,760	7.18%
10 to 14	1,945	3.71%	1,850	3.53%	3,795	7.24%
15 to 19	1,815	3.46%	1,675	3.20%	3,490	6.66%
20 to 24	1,830	3.49%	1,620	3.09%	3,450	6.58%
25 to 29	1,690	3.23%	1,680	3.21%	3,370	6.43%
30 to 34	1,675	3.20%	1,625	3.10%	3,300	6.30%
35 to 39	1,740	3.32%	1,660	3.17%	3,400	6.49%
40 to 44	1,580	3.02%	1,670	3.19%	3,250	6.20%
45 to 49	1,795	3.43%	1,805	3.44%	3,600	6.87%
50 to 54	1,660	3.17%	1,820	3.47%	3,480	6.64%
55 to 59	1,490	2.84%	1,710	3.26%	3,200	6.11%
60 to 64	1,480	2.82%	1,620	3.09%	3,100	5.92%
65 to 69	1,120	2.14%	1,270	2.42%	2,390	4.56%
70 to 74	910	1.74%	1,110	2.12%	2,020	3.85%
75 +	1,195	2.28%	1,925	3.67%	3,120	5.95%
Total	25,750	49.14%	26,650	50.86%	52,400	100.00%

Capacity Estimate						
Age by Sex - All Persons						
Years	Males	%	Females	%	Persons	%
0 to 4	1,990	3.64%	1,840	3.37%	3,830	7.01%
5 to 9	1,990	3.64%	1,930	3.53%	3,920	7.18%
10 to 14	2,030	3.72%	1,930	3.53%	3,960	7.25%
15 to 19	1,890	3.46%	1,750	3.21%	3,640	6.67%
20 to 24	1,900	3.48%	1,690	3.10%	3,590	6.57%
25 to 29	1,760	3.22%	1,750	3.21%	3,510	6.43%
30 to 34	1,740	3.19%	1,700	3.11%	3,440	6.30%
35 to 39	1,810	3.32%	1,730	3.17%	3,541	6.48%
40 to 44	1,650	3.02%	1,740	3.19%	3,390	6.21%
45 to 49	1,870	3.42%	1,880	3.44%	3,749	6.87%
50 to 54	1,730	3.17%	1,880	3.44%	3,610	6.61%
55 to 59	1,550	2.84%	1,780	3.26%	3,330	6.10%
60 to 64	1,540	2.82%	1,670	3.06%	3,210	5.88%
65 to 69	1,175	2.15%	1,325	2.43%	2,500	4.58%
70 to 74	995	1.82%	1,155	2.12%	2,150	3.94%
75 +	1,240	2.27%	1,990	3.64%	3,230	5.92%
Total	26,860	49.19%	27,740	50.81%	54,600	100.00%

Appendix B - 01 CFAC 0002: Benefit Area Map



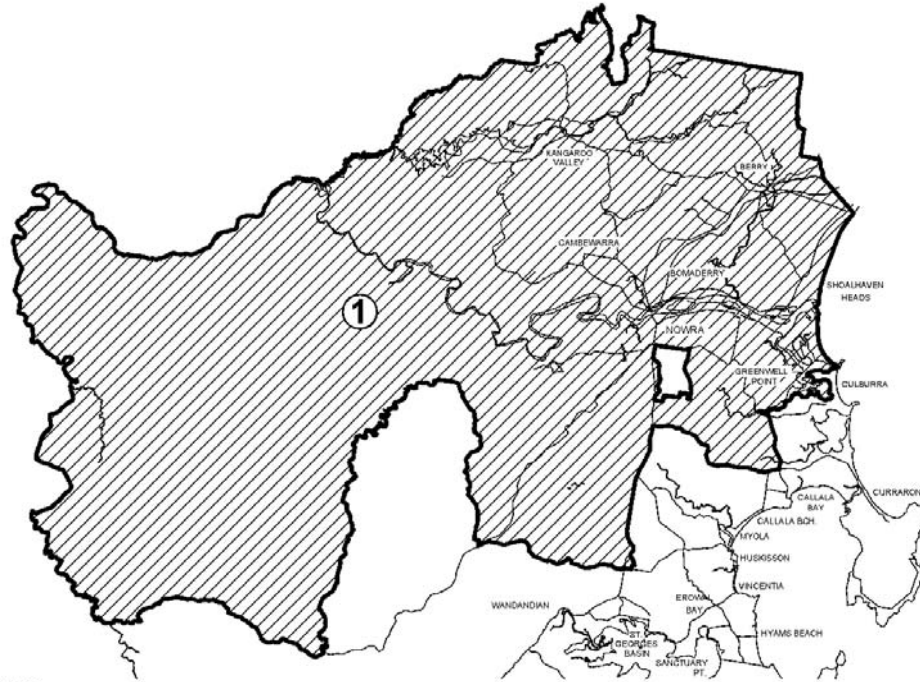
SHOALHAVEN CITY COUNCIL
S94 CP2004
COMMUNITY FACILITIES
AMENDMENT NO. 67
FILE NO: 26905
ADOPTED: 27/01/2004
EFFECTIVE FROM: 19/05/2004
FACILITY: NORTH NOWRA COMMUNITY HALL (Recoupment Project) - HOOD CLOSE, NORTH NOWRA
PROJECT: BENEFIT AREA

PROJECT NO.
01 CFAC 0002



AUTOCAD DRAWING FILE: Planning/Graphics/Projects/City/Section94/Amendment67

Appendix C - 01 CFAC 0003: Benefit Area Map



SHOALHAVEN CITY COUNCIL
S94 CP2004
COMMUNITY FACILITIES
AMENDMENT NO. 67

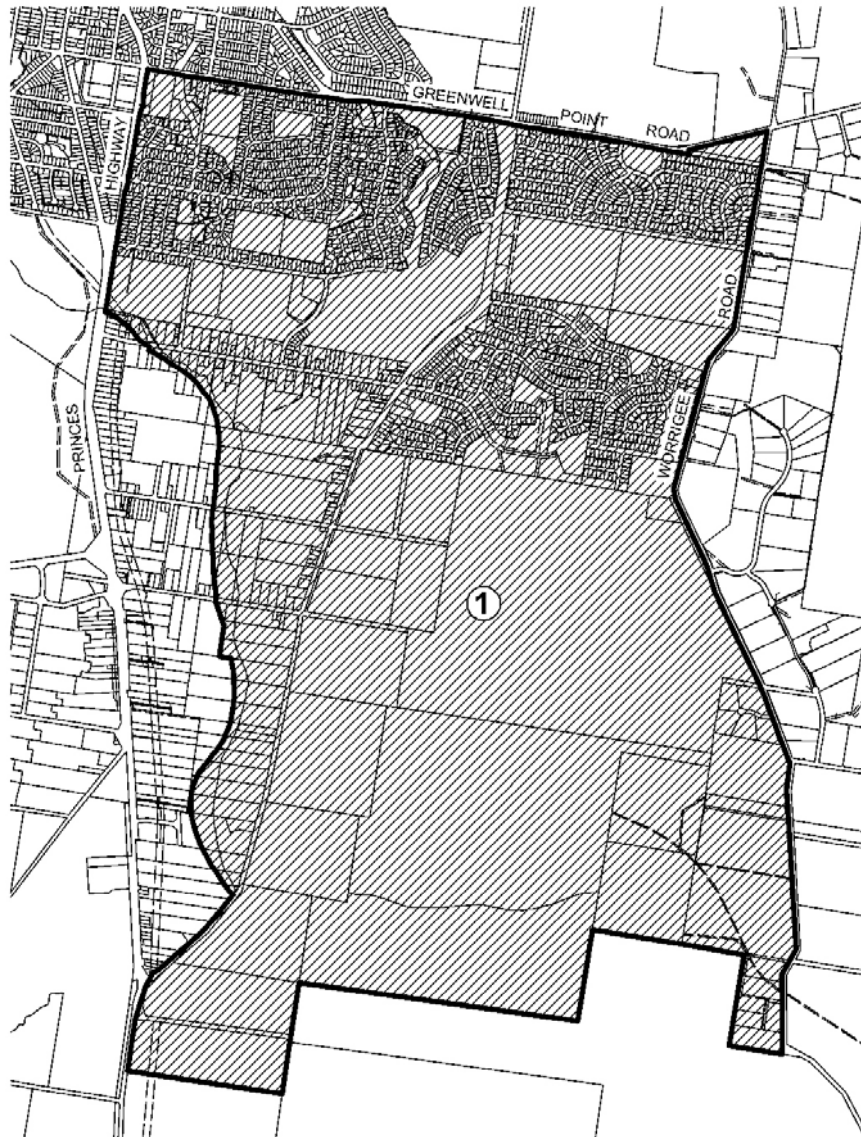
FILE NO: 26905
ADOPTED: 27/01/2004
EFFECTIVE FROM: 19/05/2004
FACILITY: NOWRA DISTRICT COMMUNITY CENTRE
PROJECT: BENEFIT AREA

AUTOCAD DRAWING FILE: Planning/Graphics/Projects/City/Section94/Amendment67

PROJECT NO.
01 CFAC 0003



Appendix D - 01 CFAC 0005: Benefit Area Map



SHOALHAVEN CITY COUNCIL
S94 CP2004
COMMUNITY FACILITIES
AMENDMENT NO. 67

FILE NO: 26905
ADOPTED: 27/01/2004
EFFECTIVE FROM: 19/05/2004
FACILITY: EAST NOWRA DISTRICT COMMUNITY CENTRE - ISA ROAD, EAST NOWRA
PROJECT: BENEFIT AREA

PROJECT NO.
01 CFAC 0005



AUTOCAD DRAWING FILE: Planning/Graphical/Projects/City/Section94/Amendment67

Appendix E - 01 CFAC 0007: Benefit Area Map



SHOALHAVEN CITY COUNCIL
S94 CP2004
COMMUNITY FACILITIES
AMENDMENT NO. 67

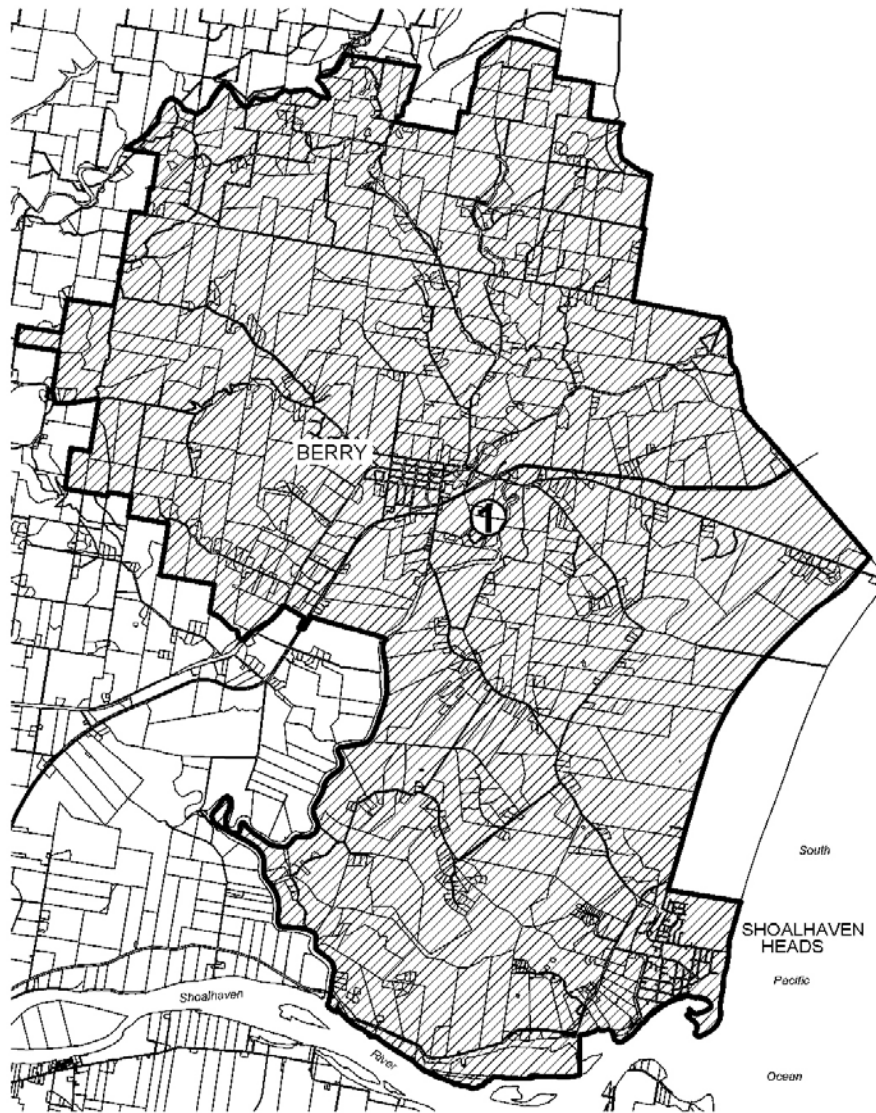
FILE NO: 26905
ADOPTED: 27/01/2004
EFFECTIVE FROM: 19/05/2004
FACILITY: WEST NOWRA COMMUNITY MEETING ROOM -
CAVANAGHS LANE, WEST NOWRA
PROJECT: BENEFIT AREA

AUTOCAD DRAWING FILE: Planning/Graphics/Projects/City/Section94/Amendment67

PROJECT NO.
01 CFAC 0007



Appendix F - 01 CFAC 0011: Benefit Area Map



SHOALHAVEN CITY COUNCIL
S94 CP2004
COMMUNITY FACILITIES
AMENDMENT NO. 67

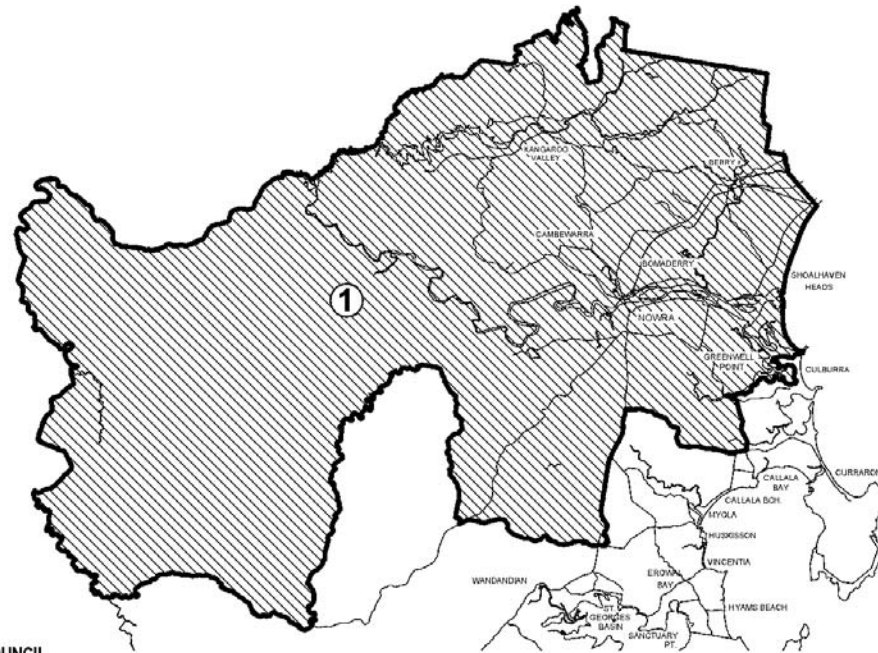
FILE NO: 26905
ADOPTED: 27/01/2004
EFFECTIVE FROM: 19/05/2004
FACILITY: BERRY/SHOALHAVEN HEADS HOME & COMMUNITY CARE CENTRE
(Recoupment Project) - SHOALHAVEN HEADS ROAD, SHOALHAVEN HEADS
PROJECT: BENEFIT AREA

PROJECT NO.
01 CFAC 0011



AUTOCAD DRAWING FILE: Planning/Graphics/Projects/City/Section94/Amendment67

Appendix G - 01 CFAC 0012: Benefit Area Map



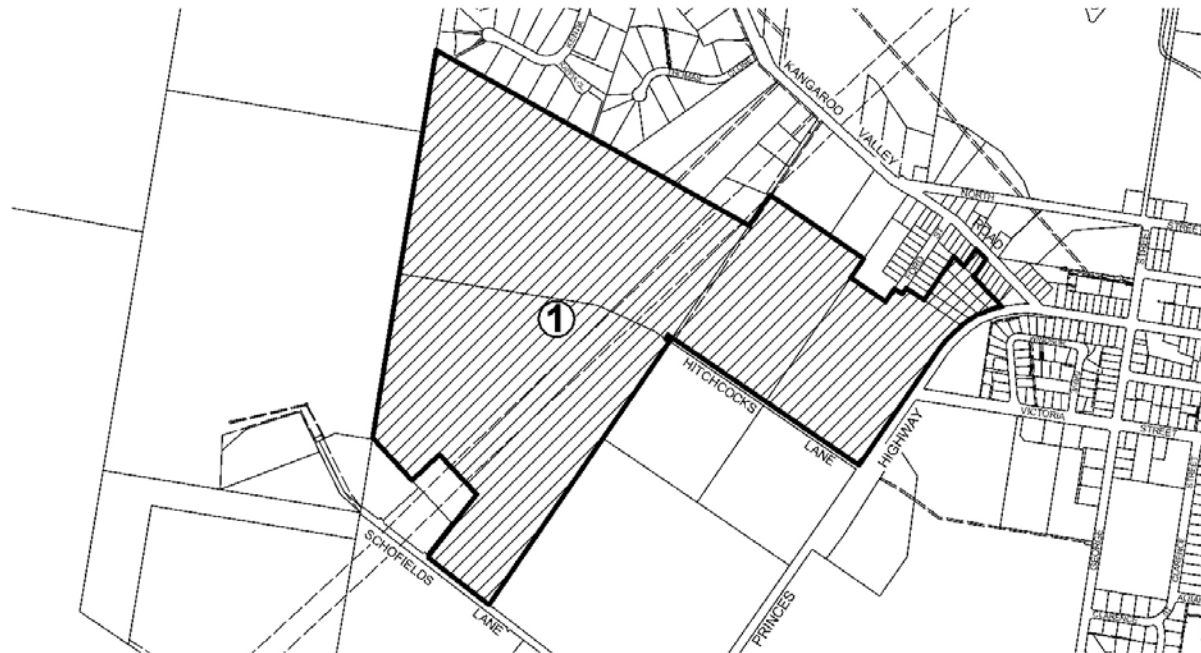
SHOALHAVEN CITY COUNCIL
S94 CP2004
COMMUNITY FACILITIES
AMENDMENT NO. 67
FILE NO: 26905
ADOPTED: 27/01/2004
EFFECTIVE FROM: 19/05/2004
FACILITY: NOWRA DISTRICT INTEGRATED YOUTH SERVICES CENTRE
PROJECT: BENEFIT AREA

AUTOCAD DRAWING FILE: Planning/Graphics/Projects/City/Section94/Amendment67

PROJECT NO.
01 CFAC 0012



Appendix H - 01 CFAC 0013: Benefit Area Map



SHOALHAVEN CITY COUNCIL
S94 CP2004
COMMUNITY FACILITIES
AMENDMENT NO. 67

FILE NO: 26905
ADOPTED: 27/01/2004
EFFECTIVE FROM: 19/05/2004
FACILITY: BERRY GARDENS NEIGHBOURHOOD COMMUNITY CENTRE
PROJECT: BENEFIT AREA

AUTOCAD DRAWING FILE: Planning/Graphics/Projects/City/Section94/Amendment67

PROJECT NO.
01 CFAC 0013



Appendix I - 01 CFAC 0002: Apportionment Table & Estimated Cost

Apportionment Table

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

01 CFAC 0002 Benefit Area	Contributions Plan 1993 Existing Lots	Potential New Dwellings (E.T.s)	Capacity Dwellings (E.T.s)	Contribution Per E.T.
North Nowra	1,996	1,797	3,793	\$ 85.30
Rural (Estimate)	271	89	360	
Total	2267	1886	4153	

Includes Crown land between Illaroo Road & Pitt Street and Council land in Judith Drive.

Estimated Cost

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

		M ²		Rate \$	Cost \$
Building	=	196	x	1,140	= 223,440
Covered Verandah	=	14	x	570	= 7,980
Porch	=	21	x	254	= 5,330
Estimated Building Cost					= 236,750
+ Siteworks & Landscaping	=	8%	x	236,750	= 18,940
+ Carparking	=	6	x	2,570	= 15,420
+ Survey, Design & Supervision	=	7.8%	x	236,750	= 18,470
Estimated Construction Cost					= 289,580
+ Administration & On-Costs	=	13.7%	x	289,580	= 39,670
+ Land Costs	=	50%	x	50,000	= 25,000
Estimated Project Cost					= 354,250

Appendix J - 01 CFAC 0003: Apportionment Table & Estimated Cost**Apportionment Table**

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

01 CFAC 0003 Benefit Area	1993 Dwellings & Vacant Lots	Potential New Dwellings (E.T.s)	Capacity Dwellings (E.T.s)	Contribution Per E.T.
Kangaroo Valley	159	51	210	
Berry	663	37	700	
Berry Gardens	11	354	365	
Shoalhaven Heads	1,190	130	1,320	
Cambewarra	332	8	420	
Bomaderry	2,288	592	2,880	
North Nowra	2,112	678	2,790	
Central Nowra	2,528	322	2,850	
Nowra CBD (dwellings)	113	7	120	
West Nowra	335	375	710	
South Nowra	2	8	10	
East Nowra	1,493	2,297	3,790	
Greenwell Point	686	34	720	
Rural	2,922	1,248	4,170	
Sub Total	14,834	6,221	21,055	
Less East Nowra	-1,493	-2,297	-3790	
Total	13,341	3,924	17,265	\$223.46

Estimated Cost

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

		M²	x	Rate \$	Cost \$
Building	=	146	x	1,450	= 2,030,000
Balconies & Entry	=	57	x	900	= 51,300
Parking @ 1 space/30m ²	=	47	x	2,400	= 112,800
				Estimated Building Cost =	2,194,100
+ Landscaping, Paths, Signs	=	10.00%	x	2,194,100	= 219,410
+ Survey and Design	=	8.50%	x	2,194,100	= 186,500
+ Soil and Water Management	=	5.00%	x	2,194,100	= 109,705
+ S64 Water Headworks per E.T.	=	2.5	x	2,300	= 5,750
+ S64 Sewer Headworks per E.T.	=	2.5	x	1,893	= 4,735
				Estimated Construction Cost =	2,720,200
+ Demolition of Existing Building(s)	=	100.00%	x	45,000	= 45,000
+ Contingencies	=	20.00%	x	2,720,200	= 544,040
+ Project Management	=	4.00%	x	2,720,200	= 108,810
+ Land Costs Lot 1 DP 115820	=	739.8	x	169	= 124,995
+ Land Costs Lot 1 DP 710884	=	739.8	x	257	= 190,000
+ Land Costs Lot 12 DP 609964	=	1,450	x	86	= 125,005
				Estimated Project Cost =	3,858,050

Appendix K - 01 CFAC0005: Apportionment Table & Estimated Cost**Apportionment Table**

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

01 CFAC 0005 Benefit Area	1993 Dwellings and Vacant Lots	Potential New Dwellings (E.T.s)	Capacity Dwellings (E.T.s)	Contribution Per E.T.
East Nowra	1,493	2,297	3,790	\$792.40

Estimated Cost

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

		M ²	x	Rate \$	Cost \$
Hall	=	173	x	1,450	= 250,850
Offices	=	28	x	1,450	= 26,100
Kitchen	=	18	x	1,450	= 39,150
Cleaning	=	4	x	1,450	= 5,800
Toilet Facilities (incl Disabled)	=	42	x	1,450	= 60,900
Foyer	=	25	x	1,450	= 36,250
Stage	=	20	x	1,450	= 29,000
Change Room + WC	=	17.5	x	1,450	= 25,375
		354.5	x	1,450	= 514,025
Loggia	=	24	x	725	= 17,400
Covered Verandah	=	52	x	725	= 37,700
Craft/Meeting Room	=	31	x	1,450	= 44,950
Estimated Cost of Multipurpose Community Hall					1,128,100
Office	=	12	x	1,450	= 17,400
Meeting Room	=	80	x	1,450	= 116,000
Amenities (incl Disabled Toilet & External Access)	=	24	x	1,450	= 34,800
Storage	=	4	x	1,450	= 5,800
Kitchen	=	8	x	1,450	= 11,600
Lobby	=	12	x	1,450	= 17,400
Lounge	=	12	x	1,450	= 17,400
Reading Room	=	12	x	1,450	= 17,400
Estimated Cost of Playgroup Building					237,800
Social Tennis Courts (incl Seating area)	=	2	x	46,000	= 92,000
Lighting	=	1	x	3,000	= 3,000
Car Parking	=	40	x	2,400	= 96,000
Access Road - Hotmix	=	1,350	x	63	= 85,000
Estimated Cost of Social Tennis =					276,000

Estimated Cost (continued)

	M ²	x	Rate \$	Cost \$
Multi-Purpose Paved Outdoor Area	= 200	x	325 =	65,000
Public Toilet (external access)	= 30	x	1,450 =	43,500
Canopy	= 20	x	100 =	2,000
Lighting and Landscaping	= 1	x	6,000 =	6,000
Estimated Cost of Facilities for Youth =				116,500
Estimated Building Cost =				1,758,400
+Landscaping, paths, signs	= 10.00%	x	1,758,400 =	175,840
+Survey and Design	= 8.50%	x	1,758,400 =	149,460
+Soil and Water Management	= 5.00%	x	1,758,400 =	87,920
+S64 Water Headworks per ET	= 2.0	x	2,300 =	4,600
+S64 Sewer Headworks per ET	= 2.0	x	1,893 =	3,790
Estimated Construction Cost =				2,180,010
+ Contingencies	= 20.00%	x	2,180,010 =	436,000
+ Project Management	= 4.00%	x	2,180,010 =	87,200
+ Land Costs	= 6,000	x	50 =	300,000
Estimated Project Cost =				3,003,210

Appendix L - 01 CFAC 0007: Apportionment Table & Estimated Cost

Apportionment Table

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

01 CFAC 0007 Benefit Area	Contributions Plan 1993 Existing Lots	Potential New Dwellings (E.T.s)	Capacity Dwellings (E.T.s)	Contribution Per E.T.
West Nowra	335	375	710	\$748.62

Estimated Cost

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

	M ²	x	Rate \$	Cost \$
Building	= 210	x	1,450 =	304,500
Verandah	= 37.5	x	725 =	27,190
Porch	= 5	x	2.40 =	12,000
Estimated Building Cost =				343,690
+ Landscaping, paths, signs	= 10.00%	x	343,690 =	34,370
+ Survey and Design	= 8.50%	x	343,690 =	29,215
+ Soil and Water Management	= 5.00%	x	343,690 =	17,185
+ S64 Water Headworks per ET	= 1.0	x	2,300 =	2,300
+ S64 Sewer Headworks per ET	= 1.0	x	1,890 =	1,890
Estimated Construction Cost =				428,650
+ Contingencies	= 20.00%	x	428,650 =	85,730
+ Project Management	= 4.00%	x	428,650 =	17,140
+ Land Costs	= Council	x	0 =	0
Estimated Project Cost =				531,520

Appendix M - 01 CFAC 0011: Apportionment Table & Estimated Cost

Apportionment Table

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

01 CFAC 0011 Benefit Area	Contributions Plan 1993 Existing Lots	Potential New Dwellings (E.T.s)	Capacity Dwellings (E.T.s)	Contribution Per E.T.
Berry	674	407	1,081	\$50.70
Shoalhaven Heads	1,356	392	1,748	
Rural (estimate)	727	233	960	
Total	2,757	1,032	3,789	

Estimated Cost

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

		M ²	x	Rate \$	Cost \$
Building	=	107.5	x	1,321	= 141,990
Car Parking	=	5	x	1,270	= 6,350
Estimated Building Cost =					148,340
+ Siteworks and Landscaping	=	8.00%	x	148,340	= 11,870
+ Survey, Design and Supervision	=	6.00%	x	148,340	= 8,900
+ Administration and On-costs	=	15.50%	x	147m340	= 22,990
+ Land Costs	=	Council	x	0	= 0
Estimated Project Cost =					192,100

Appendix N - 01 CFAC 0012: Apportionment Table & Estimated Cost**Apportionment Table**

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

01 CFAC 00012 Benefit Area	2001 Dwellings and Vacant Lots	Potential New Dwellings (E.T.s)	Capacity Dwellings (E.T.s)	Contribution Per E.T.
Kangaroo Valley	204	6	210	\$48.36
Berry	694	6	700	
Berry Gardens	11	354	365	
Cambewarra	416	4	420	
Bomaderry	2,802	78	2,880	
North Nowra	2,651	139	2,790	
Central Nowra	2,638	212	2,850	
Nowra CBD (dwellings)	113	7	120	
West Nowra	456	254	710	
South Nowra	7	2	10	
East Nowra	1,590	2,200	3,790	
Greenwell Point	689	31	720	
Rural	2,922	1,248	4,170	
Total	16,502	4,553	21,055	

Estimated Cost

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

Kinghorne Street, Nowra	M²	x	Rate \$	Cost \$
Upgrade and Refurbishment	= 800	x	190 =	152,000
Car Parking	= 10	x	2,400 =	24,000
Lighting	= 1	x	7,200 =	7,200
Estimated Building Cost =				183,200
+ Landscaping, paths, signs	= 10.00%	x	183,200 =	18,320
+ Soil and Water Management	= 5.00%		183,200 =	9,160
+ Property Acquisition Cost	= 1	x	600,000 =	600,000
+ S64 Water Headworks per ET	= 2.5	x	2,300 =	5,750
+ S64 Sewer Headworks per ET	= 2.5	x	1,893 =	4,730
Estimated Construction Cost =				821,160
+ Contingencies	= 20.00%	x	\$821,160 =	164,230
+ Project Management	= 4.00%	x	\$821,160 =	32,850
Estimated Project Cost =				1,018,240

Appendix O - 01 CFAC 0013: Apportionment Table & Estimated Cost**Apportionment Table**

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

Benefit Area 01CFAC0013	Berry Gardens Benefit Area				Cost to Benefit Area	Contribution Per E.T.
	Existing Lots	Potential Single Detached	Potential Medium Density	Total Residential		
Dwellings	11	291	105	407	\$656,150.00	\$1,853.53
Equivalent Tenements (E.T.'s)	11	291	63	365		

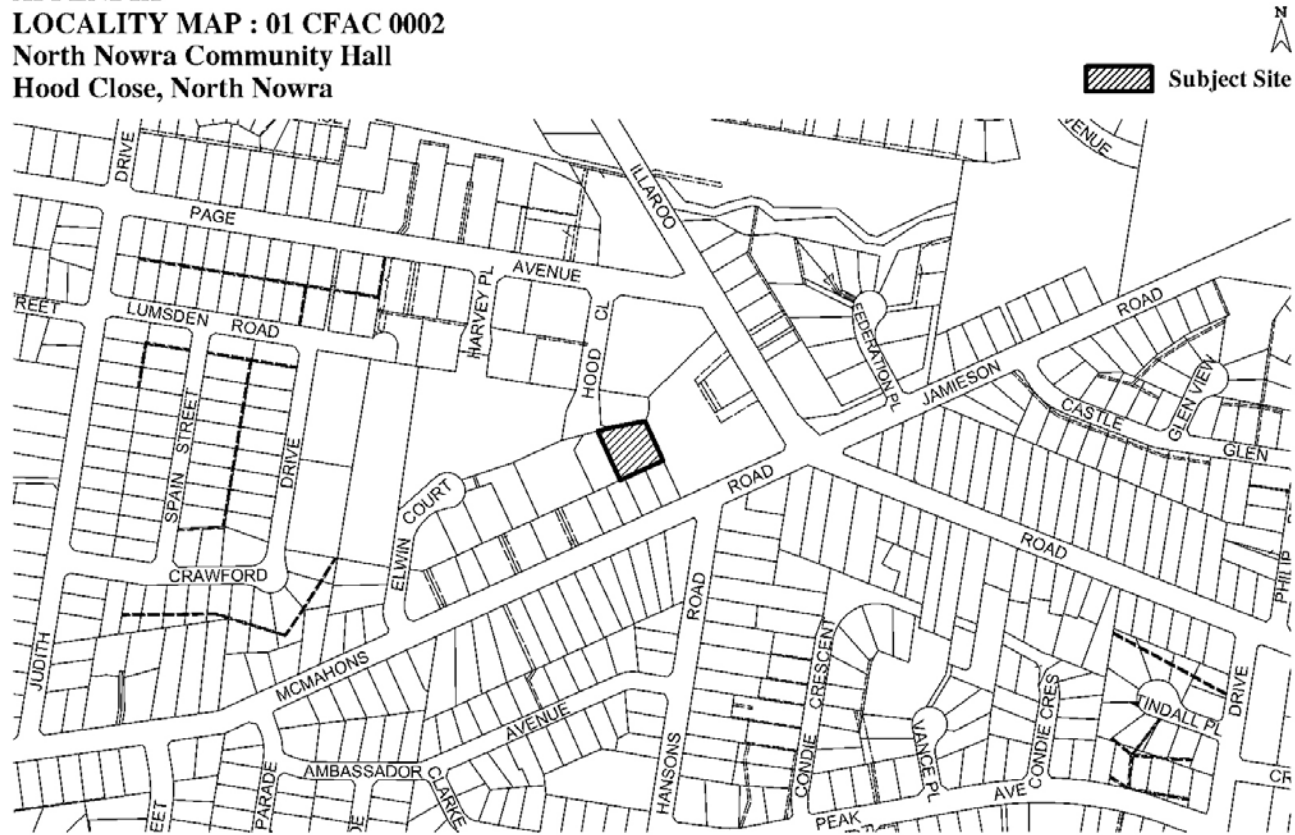
Estimated Cost

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

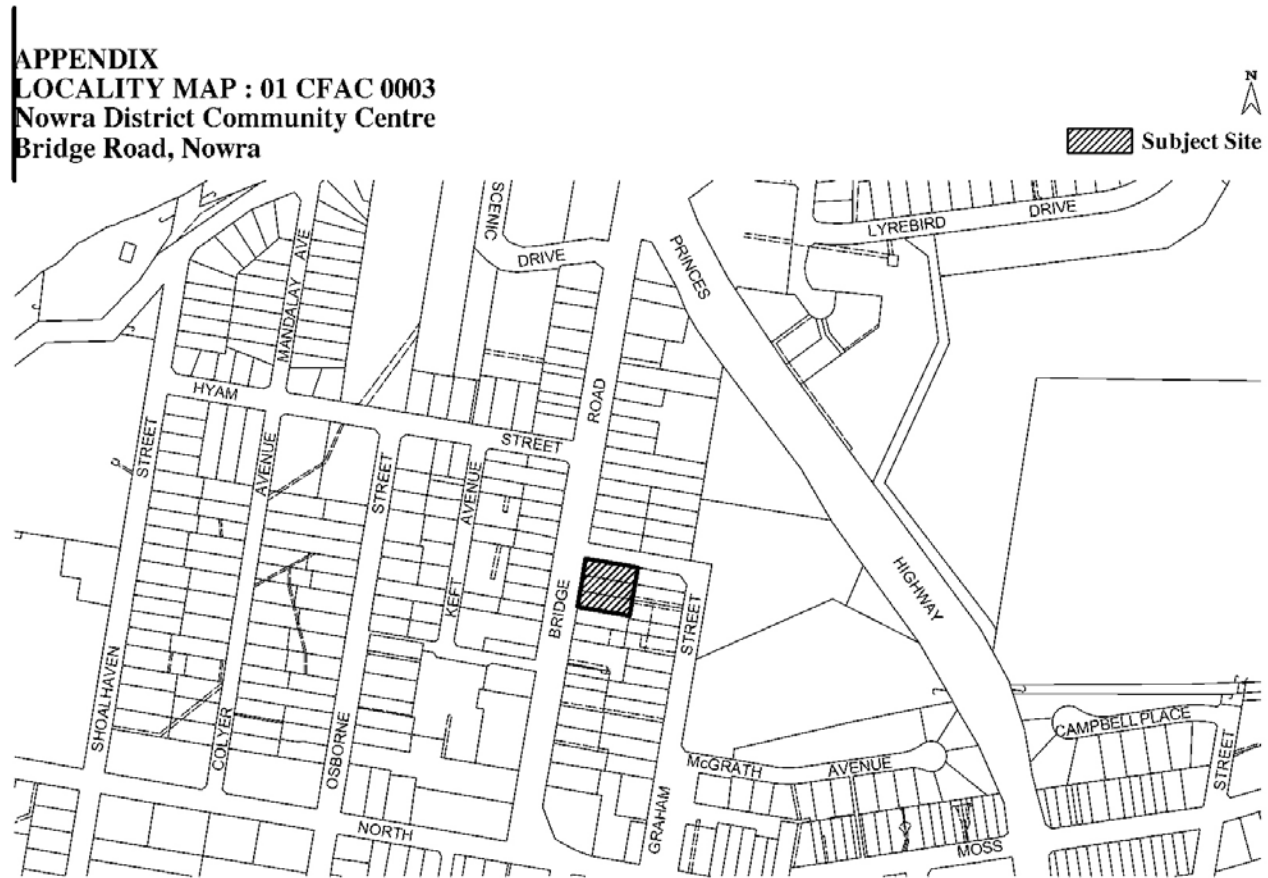
		Square Metres		Rate \$	=	Cost \$
Building	approximately	250	x	1,180.00	=	295,000.00
Covered Verandah		70	x	590.00	=	41,300.00
Patio/Barbeque Area		10.2	x	295.00	=	3,010.00
Carparking Spaces		60	x	1,500.00	=	90,000.00
Estimated Building Cost						429,310.00
+ Landscaping, Paths, etc		8.00%	x	429,310.00	=	34,340.00
+ Survey, Design & Supervision		6.00%	x	429,310.00	=	25,760.00
+ Administration & On- Costs		15.50%	x	429,310.00	=	66,540.00
+ Land Costs		2,000	x	50.10	=	100,200.00
Estimated Project Cost						656,150.00

Appendix P - 01 CFAC 0002: Locality Map

**APPENDIX
LOCALITY MAP : 01 CFAC 0002
North Nowra Community Hall
Hood Close, North Nowra**

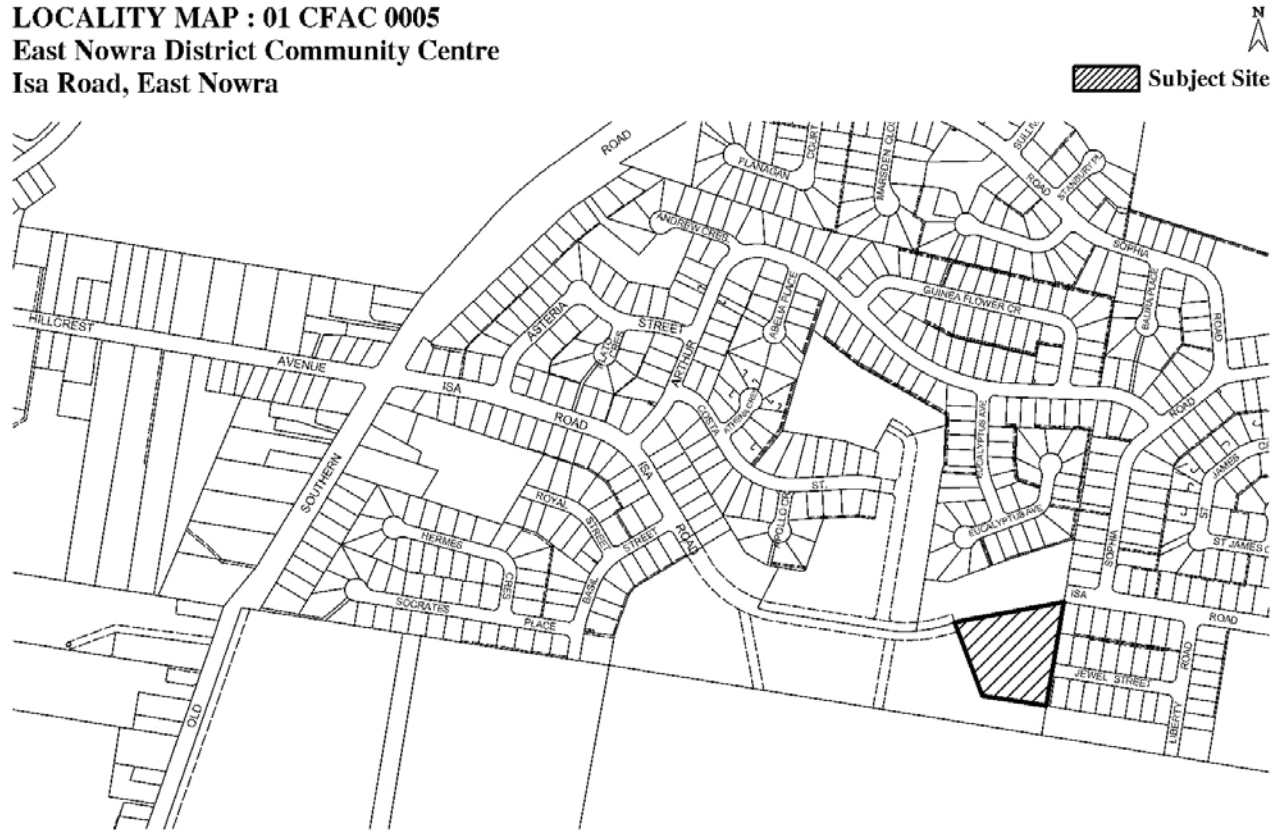


Appendix Q - 01 CFAC 0003: Locality Map



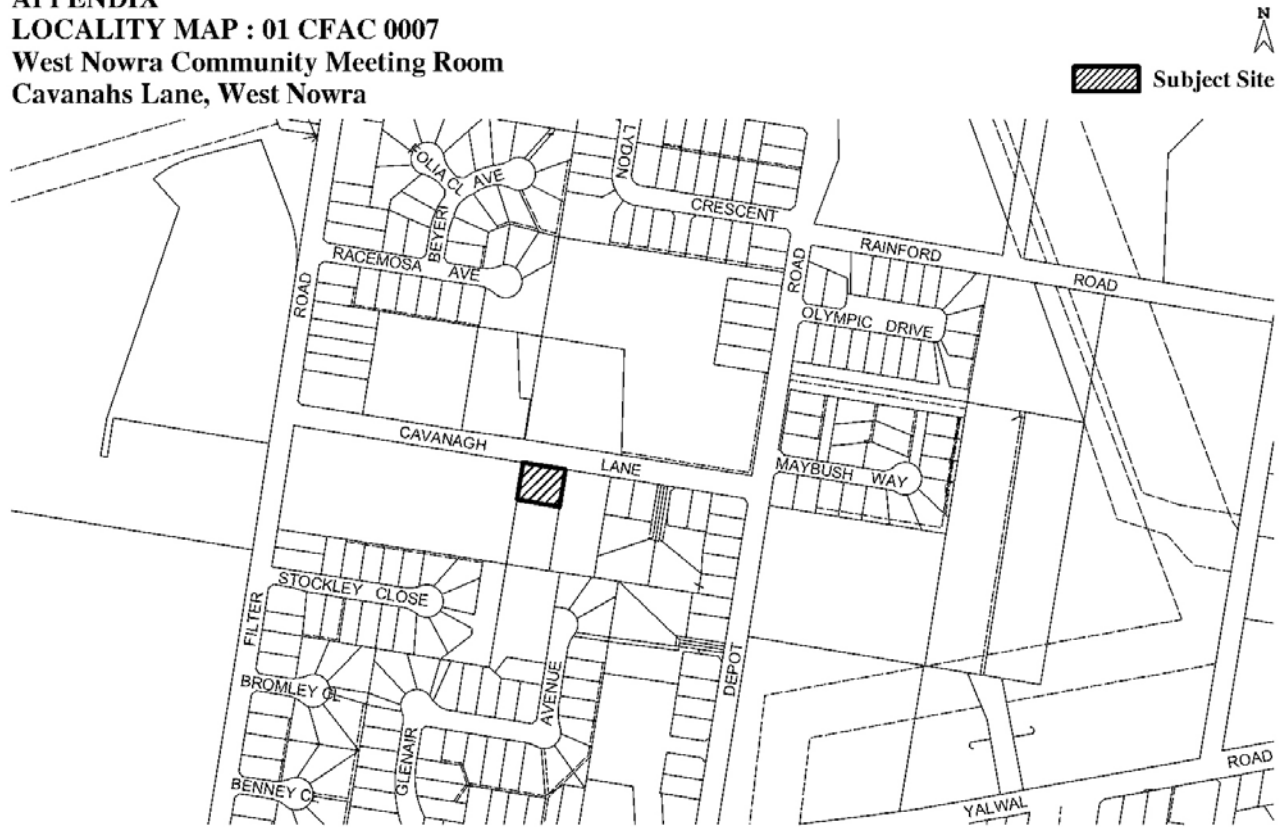
Appendix R - 01 CFAC 0005: Locality Map

**APPENDIX
LOCALITY MAP : 01 CFAC 0005
East Nowra District Community Centre
Isa Road, East Nowra**



Appendix S - 01 CFAC 0007: Locality Map

**APPENDIX
LOCALITY MAP : 01 CFAC 0007
West Nowra Community Meeting Room
Cavanahs Lane, West Nowra**



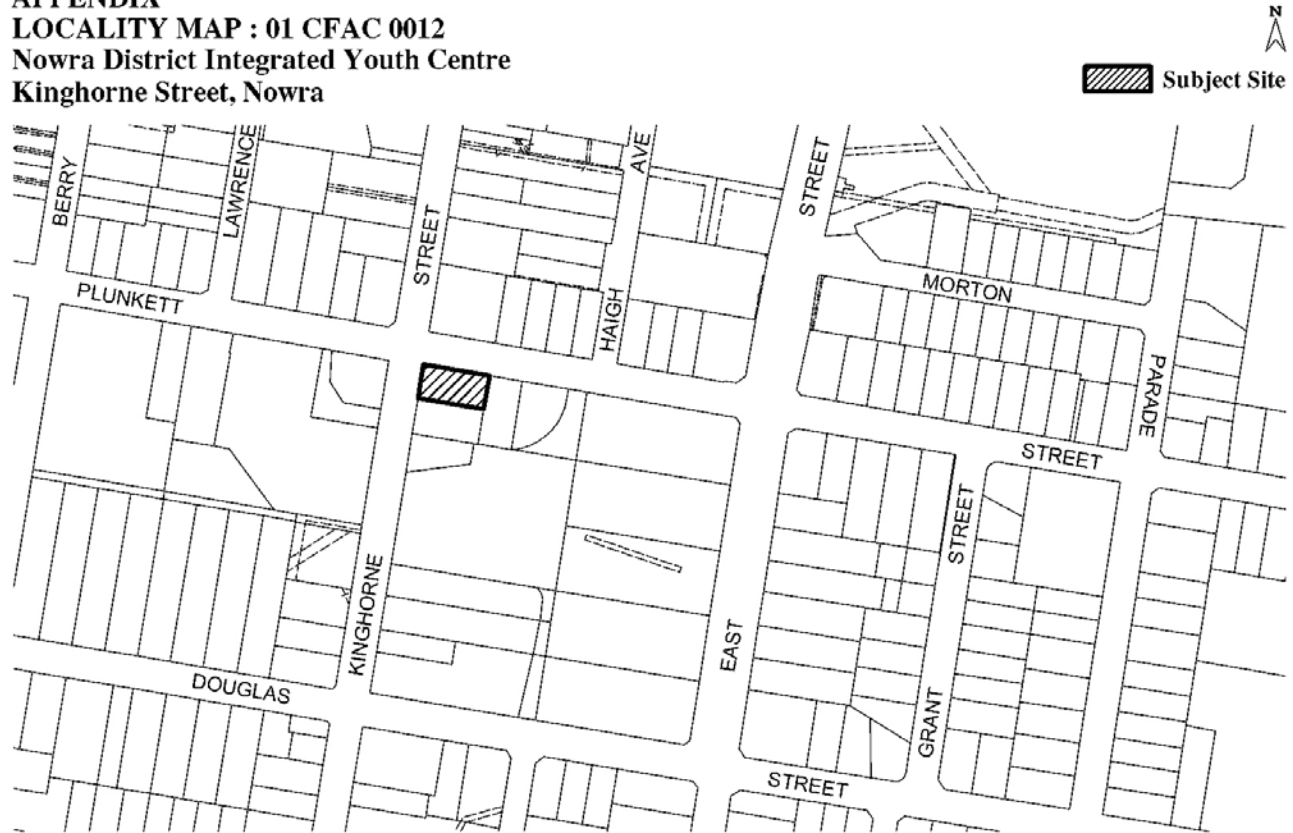
Appendix T - 01 CFAC 0011: Locality Map

**APPENDIX
LOCALITY MAP : 01 CFAC 0011
Berry/Shoalhaven Heads District Home and Community Care Centre
Shoalhaven Heads Road, Shoalhaven Heads**

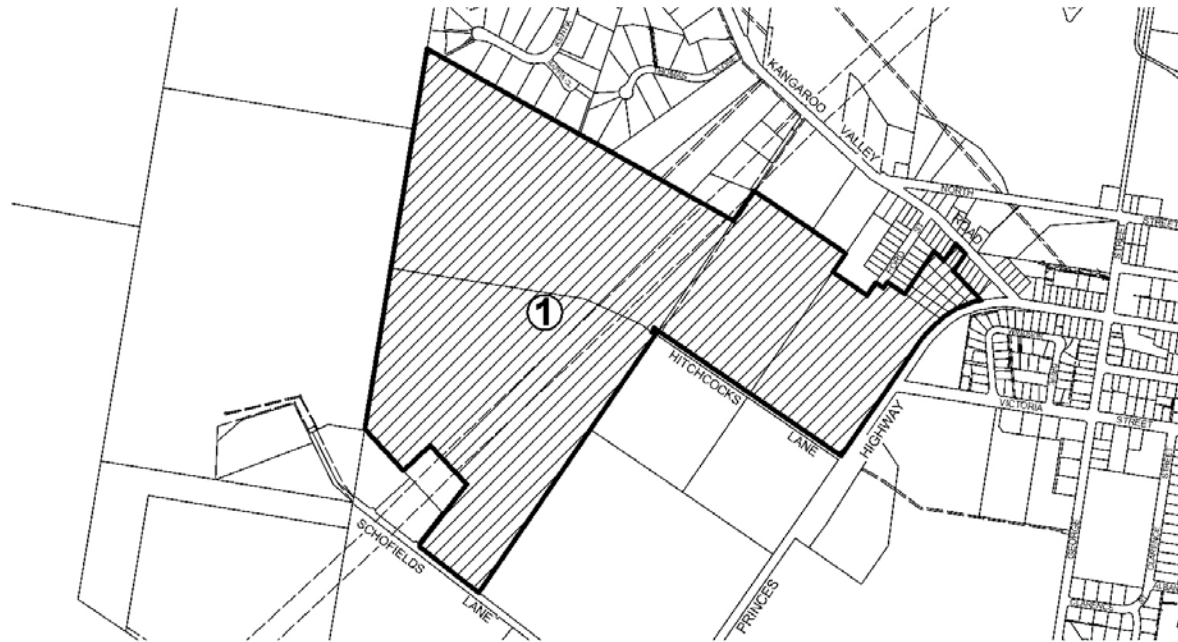


Appendix U - 01 CFAC 0012: Locality Map

**APPENDIX
LOCALITY MAP : 01 CFAC 0012
Nowra District Integrated Youth Centre
Kinghorne Street, Nowra**



Appendix V - 01 CFAC 0013: Locality Map



SHOALHAVEN CITY COUNCIL
S94 CP2004
COMMUNITY FACILITIES
AMENDMENT NO. 67

FILE NO: 26905
ADOPTED: 27/01/2004
EFFECTIVE FROM: 19/05/2004
FACILITY: BERRY GARDENS NEIGHBOURHOOD COMMUNITY CENTRE
PROJECT: BENEFIT AREA

AUTOCAD DRAWING FILE: Planning/Graphics/Projects/City/Section94/Amendment67

PROJECT NO.
01 CFAC 0013

