



## **Section 94 Contributions Plan 2004**

**Amendment No. 67**

### ***Area 2 Community Facilities***

Callala Community and Child Care Centre 02 CFAC 0001  
Culburra Community Centre 02 CFAC 0002  
Culburra HaCC Centre 02 CFAC 0003  
Long Bow Point Community Centre 02 CFAC 0004  
Culburra Community Centre Site 02 CFAC 0005  
Long Bow Point Community Centre Site 02 CFAC 0006

**Reference 26905**

**Adopted by Council: 27<sup>th</sup> January, 2004**

**Effective from: 19<sup>th</sup> May, 2004**

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## 1. Planning Area 2 Culburra/Northern Jervis Bay

- Culburra Beach/Orient Point is the major residential centre in Planning Area 2, both as a retirement and holiday retreat as well as a dormitory centre for Nowra.
- The population growth rate for Planning Area 2, 1996-2001 was 2.2%, which is more than double the growth rate of 1991-1996.
- In 1996-2001 the Callala Beach township had by far the highest growth rate at 7.9% per annum, whilst Currarong had the lowest growth rate of -0.2%.
- Planning Area 2 is characterised by a reasonably high aged population with 23.2% of the population aged 65 years and over (36% aged 55 years and over). 15.7% of the population is aged 25 to 39 years, whilst the highest growth rate between 1996 and 2001 was in the 75+ year age bracket (6.8%).
- The third highest (equal with Area 5) percentage of Aboriginal and Torres Strait Islanders reside in Planning Area 2.
- Planning Area 2 has the second highest percentage of residents born overseas in non-English speaking countries (5.7%), Germany (0.8%) and Italy (0.8%) having the highest representation.
- The unemployment rate for Area 2 is 14.3%, which is the highest unemployment rate of all the Planning Areas.

- Planning Area 2 has the highest percentage of unoccupied dwellings (43.1%) and the second highest percentage of separate- detached houses (92.8%).
- 72.6% of the dwellings in Planning Area 2 are owned or being purchased, ranked second within the City.
- The average occupancy rate in Planning Area 2 is 2.37 persons per dwelling.

Age Characteristics relating to Planning Area 2 are shown in the *Area 2 Population Age Characteristics Table* 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 2 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 four Area 2 projects from the Section 94 Contributions Plan.

## 3. Deleted Projects

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

### 02 CFAC 0002 Culburra Community Centre Culburra Entrance Road

As the Culburra Expansion is now unlikely to proceed, only a limited level of contributions will be raised from future development in Area 2. Given that this

project can no longer be justified under Section 94, it is accordingly deleted from the S94 Contributions Plan. Any remaining funds will be spent on upgrading existing Community Facilities at Culburra.

**02 CFAC 0003  
Culburra District HaCC Centre  
Culburra Entrance Road**

As this facility has been completed, the project is accordingly deleted from the Section 94 Contributions Plan. Any remaining funds will be spent on upgrading existing Community Facilities in Area 2.

**02 CFAC 0005  
Culburra Community Centre Site  
Culburra Entrance Road**

As the expansion of the Culburra Beach urban area is unlikely to proceed, no developer contributions can be raised towards this facility. Accordingly, this project is deleted from the Section 94 Contributions Plan.

**02 CFAC 0006  
Long Bow Point Meeting Room Site  
Culburra Expansion Area**

As the expansion of the Culburra Beach urban area is unlikely to proceed, no developer contributions can be raised towards this facility. Accordingly, this project is deleted from the S94 Contributions Plan.

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

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

**Benefit Area 02 CFAC 0001  
Callala Bay Community & Child Care Centre, Emmett Street, Callala Bay Recoupment Project**

The Benefit Area comprises all the land within the urban areas of Callala Bay, Callala Beach, Myola, Currarong and the southern portion of surrounding Area 2 rural lands. The subject land

is shown hatched and bounded by a thick black line on the *Benefit Area Map* associated with project 02 CFAC 0001 in the Appendices to this Plan.

**Benefit Area 02 CFAC 0004  
Long Bow Point Community Centre  
Culburra Expansion Area**

The Benefit Area comprises all the land within Culburra Expansion Area, also known as Long Bow Point. The subject land is shown hatched and bounded by a thick black line on the *Benefit Area Map* associated with project 02 CFAC 0004 contained in the Appendices to this Plan.

**5. Development and Demand Nexus**

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

**5.1 Children's Services**

**02 CFAC 0001  
Callala Bay Community & Child Care Centre**

The Community Plan Review identified the key needs for children in the Shoalhaven to be:

- Access to services and facilities (particularly in outlying towns and villages).
- Child care for 0-2 year olds.
- Public transport and mobility.
- Upgrading and increased provision of playground facilities.
- Co-ordination between service providers.
- Distribution of services throughout the LGA, and within planning areas, which reflect the need of growing communities.

**Background**

Children's Services within the Shoalhaven comprise a range of centre-based and home-based care options in addition to

other ancillary support services. The availability of Children's Services offers parents (especially women) employment, training, and social, recreational and respites opportunities, which may otherwise be inaccessible.

Children's Services in the Shoalhaven offer unique challenges. The City area is relatively large, with many small isolated towns and villages. The population of many communities is not large enough to sustain a range of centre-based care, although the need for children's services is, nevertheless, very real. For this reason, home-based care and multi-purpose facilities need to be considered as preferred options for such communities.

The issue of affordability is critical in offering Children's Services, especially given the high proportion of low-income families living in the Shoalhaven. Children's Services need to be accessible to lower income groups. However, issues of accessibility and affordability have to be balanced against budgetary constraints and funding limitations. Children's Services is seen by all levels of government as an expensive service to provide.

The 1996 Census indicated that the 0 to 12 years age group made up 15,074 persons or 19.65% of the total Shoalhaven population. Within Area 2, the 0 to 12 year olds made up 18.6 % of the population, or 1,233 persons.

The 2001 Census indicated that the 0-12 years age group made up 15,555 persons or 18.6% of the total Shoalhaven population.

Children's Services were considered important by 5 to 16 percent of households surveyed in the Shoalhaven Community Services Survey in 1992.

## **5.2 Community Centres**

### **02 CFAC 0001**

#### **Callala Bay Community & Child Care Centre**

### **02 CFAC 0004**

#### **Long Bow Point Community Centre**

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 & 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.

**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:

- 02 CFAC 0001 = \$184.19/E.T.
- 02 CFAC 0004 = \$635.55/E.T.

**8. Estimated Cost of Facility**

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

- 02 CFAC 0001 = \$540,230
- 02 CFAC 0004 = \$508,440

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 & Timing**

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

This Plan provides for the following Community Facilities:

- 02 CFAC 0001: Existing
- 02 CFAC 0004: When 80% Benefit Area Is Developed

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 2 Population Age Characteristics Tables
- B 02 CFAC 0001: Benefit Area Map
- C 02 CFAC 0004: Benefit Area Map
- D 02 CFAC 0001: Apportionment Table & Estimated Cost
- E 02 CFAC 0004: Apportionment Table & Estimated Cost
- F 02 CFAC 0001: Locality Map
- G 02 CFAC 0004: 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: 27<sup>th</sup> January, 2004  
and

Became effective from: 19<sup>th</sup> May, 2004



R D Pigg  
General Manager

Date: 13 – 5 - 04



## Appendix A - Area 2 Population Age Characteristics Table

| <b>Census Applications Small Area System - 1991</b> |              |               |                |               |                |                |
|---|--------------|---------------|----------------|---------------|----------------|----------------|
| <b>Age by Sex - All Persons</b>                     |              |               |                |               |                |                |
| <b>Years</b>  | <b>Males</b> | <b>%</b>      | <b>Females</b> | <b>%</b>      | <b>Persons</b> | <b>%</b>       |
| 0 to 4  | 213          | 4.08%         | 201            | 3.85%         | 414            | 7.94%          |
| 5 to 9  | 185          | 3.55%         | 189            | 3.62%         | 374            | 7.17%          |
| 10 to 14  | 147          | 2.82%         | 146            | 2.80%         | 293            | 5.62%          |
| 15 to 19  | 142          | 2.72%         | 80             | 1.53%         | 222            | 4.26%          |
| 20 to 24  | 98           | 1.88%         | 113            | 2.17%         | 211            | 4.04%          |
| 25 to 29  | 163          | 3.12%         | 177            | 3.39%         | 340            | 6.52%          |
| 30 to 34  | 176          | 3.37%         | 186            | 3.57%         | 362            | 6.94%          |
| 35 to 39  | 171          | 3.28%         | 173            | 3.32%         | 344            | 6.59%          |
| 40 to 44  | 153          | 2.93%         | 139            | 2.66%         | 292            | 5.60%          |
| 45 to 49  | 110          | 2.11%         | 136            | 2.61%         | 246            | 4.72%          |
| 50 to 54  | 112          | 2.15%         | 135            | 2.59%         | 247            | 4.73%          |
| 55 to 59  | 162          | 3.11%         | 151            | 2.89%         | 313            | 6.00%          |
| 60 to 64  | 214          | 4.10%         | 251            | 4.81%         | 465            | 8.91%          |
| 65 to 69  | 222          | 4.26%         | 194            | 3.72%         | 416            | 7.97%          |
| 70 to 74  | 156          | 2.99%         | 141            | 2.70%         | 297            | 5.69%          |
| 75 +  | 186          | 3.57%         | 195            | 3.74%         | 381            | 7.30%          |
| <b>Total</b>  | <b>2,610</b> | <b>50.03%</b> | <b>2,607</b>   | <b>49.97%</b> | <b>5,217</b>   | <b>100.00%</b> |

| <b>Census Applications Small Area System - 1996</b> |              |               |                |               |                |                |
|---|--------------|---------------|----------------|---------------|----------------|----------------|
| <b>Age by Sex - All Persons</b>                     |              |               |                |               |                |                |
| <b>Years</b>  | <b>Males</b> | <b>%</b>      | <b>Females</b> | <b>%</b>      | <b>Persons</b> | <b>%</b>       |
| 0 to 4  | 240          | 4.11%         | 202            | 3.46%         | 442            | 7.57%          |
| 5 to 9  | 256          | 4.38%         | 254            | 4.35%         | 510            | 8.73%          |
| 10 to 14  | 218          | 3.73%         | 175            | 3.00%         | 393            | 6.73%          |
| 15 to 19  | 124          | 2.12%         | 146            | 2.50%         | 270            | 4.62%          |
| 20 to 24  | 96           | 1.64%         | 71             | 1.22%         | 167            | 2.86%          |
| 25 to 29  | 122          | 2.09%         | 121            | 2.07%         | 243            | 4.16%          |
| 30 to 34  | 191          | 3.27%         | 199            | 3.41%         | 390            | 6.68%          |
| 35 to 39  | 195          | 3.34%         | 217            | 3.72%         | 412            | 7.06%          |
| 40 to 44  | 175          | 3.00%         | 194            | 3.32%         | 369            | 6.32%          |
| 45 to 49  | 167          | 2.86%         | 149            | 2.55%         | 316            | 5.41%          |
| 50 to 54  | 144          | 2.47%         | 116            | 1.99%         | 260            | 4.45%          |
| 55 to 59  | 143          | 2.45%         | 168            | 2.88%         | 311            | 5.33%          |
| 60 to 64  | 166          | 2.84%         | 205            | 3.51%         | 371            | 6.35%          |
| 65 to 69  | 248          | 4.25%         | 259            | 4.44%         | 507            | 8.68%          |
| 70 to 74  | 203          | 3.48%         | 197            | 3.37%         | 400            | 6.85%          |
| 75 +  | 217          | 3.72%         | 261            | 4.47%         | 478            | 8.19%          |
| <b>Total</b>  | <b>2,905</b> | <b>49.75%</b> | <b>2,934</b>   | <b>50.25%</b> | <b>5,839</b>   | <b>100.00%</b> |

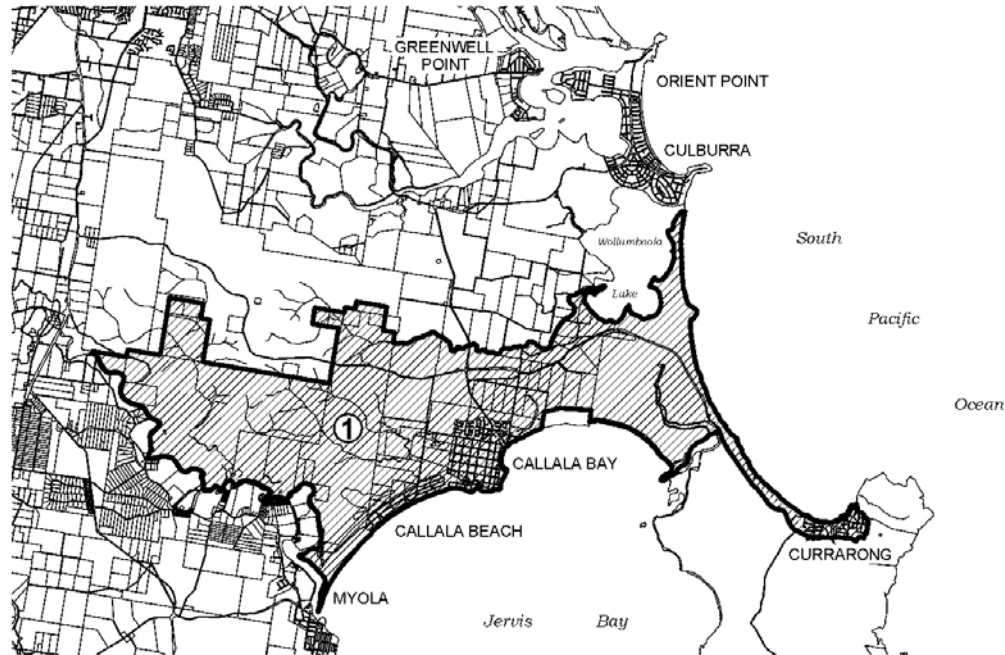
| <b>Census Applications Small Area System - 2001</b> |              |               |                |               |                |                |
|---|--------------|---------------|----------------|---------------|----------------|----------------|
| <b>Age by Sex - All Persons</b>                     |              |               |                |               |                |                |
| <b>Years</b>  | <b>Males</b> | <b>%</b>      | <b>Females</b> | <b>%</b>      | <b>Persons</b> | <b>%</b>       |
| 0 to 4  | 197          | 2.98%         | 193            | 2.92%         | 390            | 5.90%          |
| 5 to 9  | 274          | 4.14%         | 228            | 3.45%         | 502            | 7.59%          |
| 10 to 14  | 295          | 4.46%         | 249            | 3.77%         | 544            | 8.23%          |
| 15 to 19  | 187          | 2.83%         | 174            | 2.63%         | 361            | 5.46%          |
| 20 to 24  | 126          | 1.91%         | 92             | 1.39%         | 218            | 3.30%          |
| 25 to 29  | 116          | 1.75%         | 131            | 1.98%         | 247            | 3.74%          |
| 30 to 34  | 162          | 2.45%         | 151            | 2.28%         | 313            | 4.73%          |
| 35 to 39  | 222          | 3.36%         | 254            | 3.84%         | 476            | 7.20%          |
| 40 to 44  | 204          | 3.08%         | 227            | 3.43%         | 431            | 6.52%          |
| 45 to 49  | 210          | 3.18%         | 201            | 3.04%         | 411            | 6.22%          |
| 50 to 54  | 154          | 2.33%         | 183            | 2.77%         | 337            | 5.10%          |
| 55 to 59  | 193          | 2.92%         | 216            | 3.27%         | 409            | 6.18%          |
| 60 to 64  | 220          | 3.33%         | 220            | 3.33%         | 440            | 6.65%          |
| 65 to 69  | 214          | 3.24%         | 209            | 3.16%         | 423            | 6.40%          |
| 70 to 74  | 237          | 3.58%         | 209            | 3.16%         | 446            | 6.74%          |
| 75 to 79  | 172          | 2.60%         | 153            | 2.31%         | 325            | 4.91%          |
| 80 to 84  | 80           | 1.21%         | 103            | 1.56%         | 183            | 2.77%          |
| 85 to 89  | 48           | 0.73%         | 60             | 0.91%         | 108            | 1.63%          |
| 90 to 94  | 12           | 0.18%         | 28             | 0.42%         | 40             | 0.60%          |
| 95 to 99  | 0            | 0.00%         | 9              | 0.14%         | 9              | 0.14%          |
| 100+  | 0            | 0.00%         | 0              | 0.00%         | 0              | 0.00%          |
| <b>Total</b>  | <b>3,323</b> | <b>50.25%</b> | <b>3,290</b>   | <b>49.75%</b> | <b>6,613</b>   | <b>100.00%</b> |

| <b>Census Applications Small Area System - 2006</b> |              |               |                |               |                |                |
|---|--------------|---------------|----------------|---------------|----------------|----------------|
| <b>Age Sex - All Persons</b>                        |              |               |                |               |                |                |
| <b>Years</b>  | <b>Males</b> | <b>%</b>      | <b>Females</b> | <b>%</b>      | <b>Persons</b> | <b>%</b>       |
| 0 to 4  | 235          | 2.98%         | 215            | 2.73%         | 450            | 5.71%          |
| 5 to 9  | 255          | 3.24%         | 250            | 3.17%         | 505            | 6.41%          |
| 10 to 14  | 275          | 3.49%         | 250            | 3.17%         | 525            | 6.66%          |
| 15 to 19  | 275          | 3.49%         | 230            | 2.92%         | 505            | 6.41%          |
| 20 to 24  | 210          | 2.66%         | 170            | 2.16%         | 380            | 4.82%          |
| 25 to 29  | 210          | 2.66%         | 160            | 2.03%         | 370            | 4.70%          |
| 30 to 34  | 250          | 3.17%         | 200            | 2.54%         | 450            | 5.71%          |
| 35 to 39  | 255          | 3.24%         | 240            | 3.05%         | 495            | 6.28%          |
| 40 to 44  | 270          | 3.43%         | 255            | 3.24%         | 525            | 6.66%          |
| 45 to 49  | 260          | 3.30%         | 275            | 3.49%         | 535            | 6.79%          |
| 50 to 54  | 245          | 3.11%         | 290            | 3.68%         | 535            | 6.79%          |
| 55 to 59  | 255          | 3.24%         | 285            | 3.62%         | 540            | 6.85%          |
| 60 to 64  | 255          | 3.24%         | 280            | 3.55%         | 535            | 6.79%          |
| 65 to 69  | 245          | 3.11%         | 265            | 3.36%         | 510            | 6.47%          |
| 70 to 74  | 205          | 2.60%         | 200            | 2.54%         | 405            | 5.14%          |
| 75 +  | 240          | 3.05%         | 375            | 4.76%         | 615            | 7.80%          |
| <b>Total</b>  | <b>3,940</b> | <b>50.00%</b> | <b>3,940</b>   | <b>50.00%</b> | <b>7,880</b>   | <b>100.00%</b> |

| <b>Year 2011 Estimate</b>       |              |               |                |               |                |                |
|---------------------------------|--------------|---------------|----------------|---------------|----------------|----------------|
| <b>Age by Sex - All Persons</b> |              |               |                |               |                |                |
| <b>Years</b>                    | <b>Males</b> | <b>%</b>      | <b>Females</b> | <b>%</b>      | <b>Persons</b> | <b>%</b>       |
| 0 to 4                          | 265          | 3.02%         | 245            | 2.79%         | 510            | 5.82%          |
| 5 to 9                          | 270          | 3.08%         | 265            | 3.02%         | 535            | 6.10%          |
| 10 to 14                        | 285          | 3.25%         | 285            | 3.25%         | 570            | 6.50%          |
| 15 to 19                        | 290          | 3.31%         | 245            | 2.79%         | 535            | 6.10%          |
| 20 to 24                        | 250          | 2.85%         | 200            | 2.28%         | 450            | 5.13%          |
| 25 to 29                        | 265          | 3.02%         | 230            | 2.62%         | 495            | 5.64%          |
| 30 to 34                        | 265          | 3.02%         | 200            | 2.28%         | 465            | 5.30%          |
| 35 to 39                        | 295          | 3.36%         | 245            | 2.79%         | 540            | 6.15%          |
| 40 to 44                        | 265          | 3.02%         | 260            | 2.96%         | 525            | 5.98%          |
| 45 to 49                        | 300          | 3.42%         | 290            | 3.31%         | 590            | 6.73%          |
| 50 to 54                        | 280          | 3.19%         | 320            | 3.65%         | 600            | 6.84%          |
| 55 to 59                        | 280          | 3.19%         | 340            | 3.88%         | 620            | 7.07%          |
| 60 to 64                        | 325          | 3.71%         | 345            | 3.93%         | 670            | 7.64%          |
| 65 to 69                        | 270          | 3.08%         | 295            | 3.36%         | 565            | 6.44%          |
| 70 to 74                        | 215          | 2.45%         | 230            | 2.62%         | 445            | 5.07%          |
| 75 +                            | 265          | 3.02%         | 390            | 4.45%         | 655            | 7.47%          |
| <b>Total</b>                    | <b>4,385</b> | <b>50.00%</b> | <b>4,385</b>   | <b>50.00%</b> | <b>8,770</b>   | <b>100.00%</b> |

| <b>Capacity Estimate</b>        |              |               |                |               |                |                |
|---------------------------------|--------------|---------------|----------------|---------------|----------------|----------------|
| <b>Age by Sex - All Persons</b> |              |               |                |               |                |                |
| <b>Years</b>                    | <b>Males</b> | <b>%</b>      | <b>Females</b> | <b>%</b>      | <b>Persons</b> | <b>%</b>       |
| 0 to 4                          | 340          | 3.50%         | 310            | 3.19%         | 650            | 6.69%          |
| 5 to 9                          | 340          | 3.50%         | 340            | 3.50%         | 680            | 7.00%          |
| 10 to 14                        | 325          | 3.34%         | 315            | 3.24%         | 640            | 6.58%          |
| 15 to 19                        | 295          | 3.03%         | 255            | 2.62%         | 550            | 5.66%          |
| 20 to 24                        | 235          | 2.42%         | 200            | 2.06%         | 435            | 4.48%          |
| 25 to 29                        | 275          | 2.83%         | 260            | 2.67%         | 535            | 5.50%          |
| 30 to 34                        | 310          | 3.19%         | 305            | 3.14%         | 615            | 6.33%          |
| 35 to 39                        | 325          | 3.34%         | 305            | 3.14%         | 630            | 6.48%          |
| 40 to 44                        | 275          | 2.83%         | 275            | 2.83%         | 550            | 5.66%          |
| 45 to 49                        | 270          | 2.78%         | 275            | 2.83%         | 545            | 5.61%          |
| 50 to 54                        | 270          | 2.78%         | 305            | 3.14%         | 575            | 5.92%          |
| 55 to 59                        | 300          | 3.09%         | 340            | 3.50%         | 640            | 6.58%          |
| 60 to 64                        | 360          | 3.70%         | 385            | 3.96%         | 745            | 7.66%          |
| 65 to 69                        | 365          | 3.76%         | 360            | 3.70%         | 725            | 7.46%          |
| 70 to 74                        | 280          | 2.88%         | 270            | 2.78%         | 550            | 5.66%          |
| 75 +                            | 290          | 2.98%         | 365            | 3.76%         | 655            | 6.74%          |
| <b>Total</b>                    | <b>4,855</b> | <b>49.95%</b> | <b>4,865</b>   | <b>50.05%</b> | <b>9,720</b>   | <b>100.00%</b> |

**Appendix B - 02 CFAC 0001: Benefit Area Map**



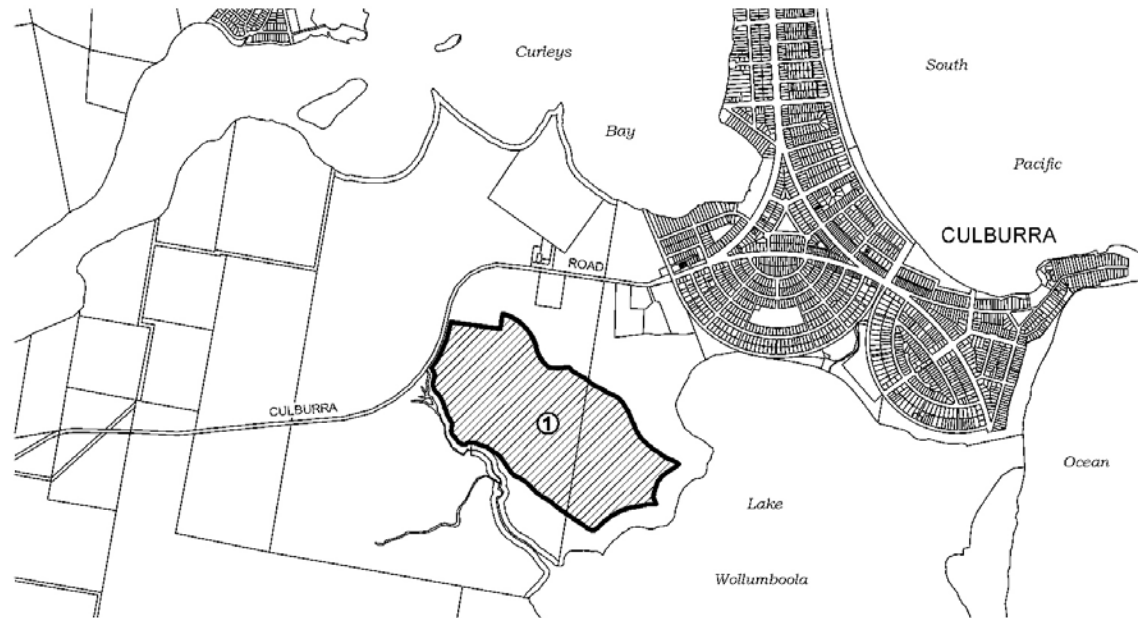
SHOALHAVEN CITY COUNCIL  
**S94 CP2004**  
**COMMUNITY FACILITIES**  
**AMENDMENT NO. 67**  
FILE NO: 26905  
ADOPTED: 27/01/2004  
EFFECTIVE FROM: 19/05/2004  
FACILITY: CALLALA DISTRICT COMMUNITY HALL AND CHILD-CARE CENTRE  
PROJECT: BENEFIT AREA

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

PROJECT NO.  
**02 CFAC 0001**



**Appendix C - 02 CFAC 0004: 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: LONG BOW POINT VILLAGE COMMUNITY HALL  
PROJECT: BENEFIT AREA

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

PROJECT NO.  
**02 CFAC 0004**



**Appendix D - 02 CFAC 0001: Apportionment Table & Estimated Cost**

**Apportionment Table**

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

| 02 CFAC 0001 Benefit Area | 1993 Dwellings & Vacant Lots | Potential New Dwellings (E.T.s) | Capacity Dwellings (E.T.s) | Contribution Per E.T. |
|---------------------------|------------------------------|---------------------------------|----------------------------|-----------------------|
| Callala Bay               | 536                          | 604                             | 1,140                      |                       |
| Callala Beach             | 940                          | 11                              | 951                        |                       |
| Myola                     | 64                           | 6                               | 70                         |                       |
| Currarong                 | 564                          | 97                              | 661                        |                       |
| Rural                     | 23                           | 88                              | 111                        |                       |
| <b>Total</b>              | <b>2127</b>                  | <b>806</b>                      | <b>2933</b>                |                       |

**Estimated Cost**

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

|                                   | M <sup>2</sup> |   | Rate \$ |   | Cost \$        |
|-----------------------------------|----------------|---|---------|---|----------------|
| Building                          | 280            | x | 1,122   | = | 314,150        |
| Verandah                          | 130            | x | 552     | = | 71,750         |
| <b>Estimated Building Cost =</b>  |                |   |         |   | <b>385,900</b> |
| + Siteworks and Landscaping       | 8%             | x | 385,900 | = | 30,870         |
| + Carparking                      | 11             | x | 2,570   | = | 28,270         |
| + Survey, design & supervision    | 7.8%           | x | 385,900 | = | 30,100         |
| + Land costs                      | Council owned  | x | 0       | = | 0              |
| <b>Preliminary Project Cost =</b> |                |   |         |   | <b>475,140</b> |
| + Administration and on-costs     | 13.7           | x | 475,140 | = | 65,090         |
| <b>Estimated Project Cost =</b>   |                |   |         |   | <b>540,230</b> |

**Appendix E - 02 CFAC 0004: Apportionment Table & Estimated Cost****Apportionment Table**

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

| <b>02 CFAC 0004<br/>Benefit Area</b> | <b>1993<br/>Dwellings<br/>&amp; Vacant Lots</b> | <b>Vacant Lots<br/>Potential New<br/>Dwellings (E.T.s)</b> | <b>CAPACITY<br/>DWELLINGS<br/>(E.T.s)</b> | <b>Contribution<br/>Per E.T.</b> |
|--------------------------------------|---|--|---|----------------------------------|
| Long Bow Point<br>Village            | 0   | 800  | 800                                       |                                  |
| <b>Apportionment</b>                 | <b>0.00%</b>                                    | <b>100.00%</b>   | <b>100.00%</b>                            | <b>\$635.55</b>                  |

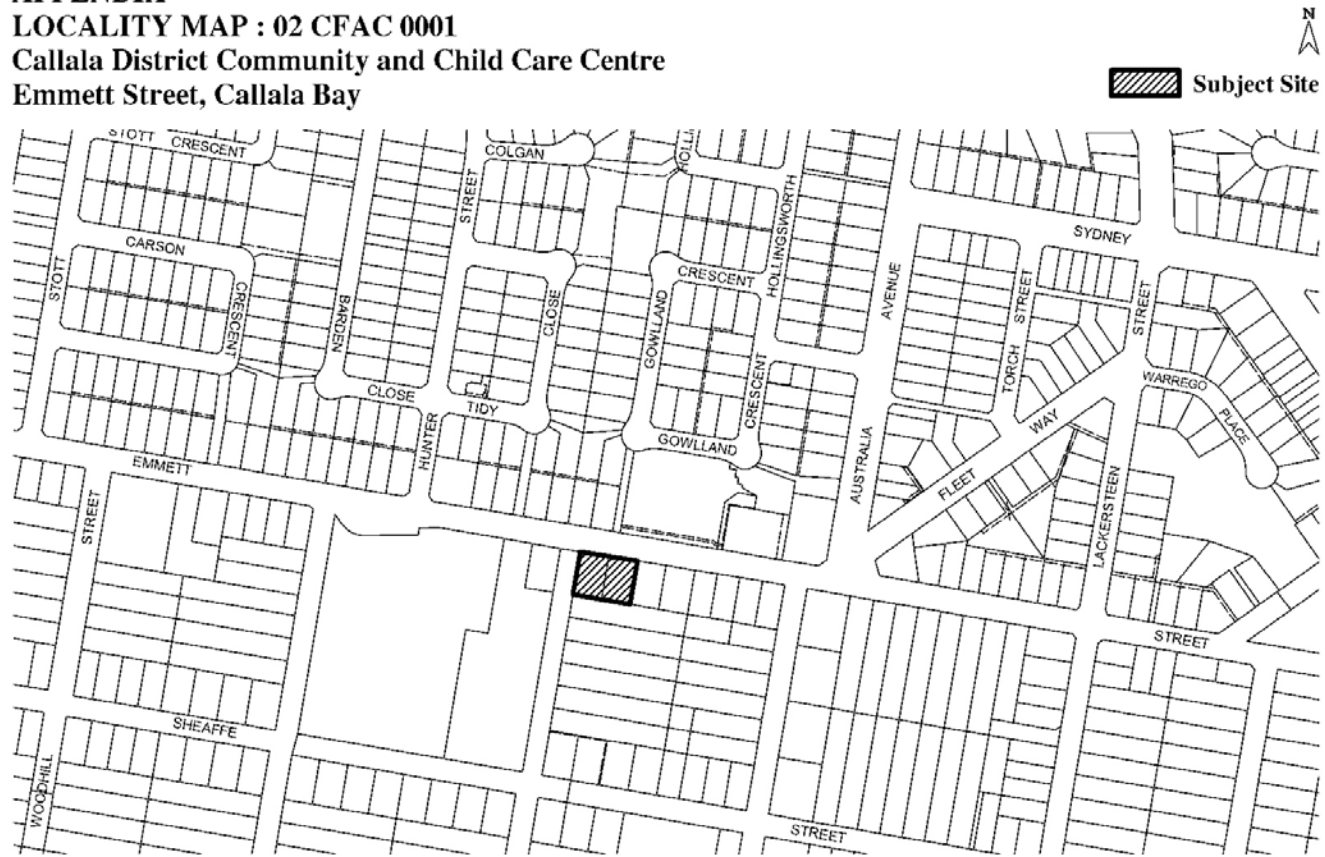
**Estimated Cost**

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

|                                  | <b>M<sup>2</sup></b> |   | <b>Rate \$</b>                       |   | <b>Cost \$</b> |
|----------------------------------|----------------------|---|--------------------------------------|---|----------------|
| Multi Purpose Centre             | 210                  | x | 1,450                                | = | 304,500        |
| Car parking                      | 10                   | x | 2,400                                | = | 24,000         |
|                                  |                      |   | <b>Estimated Building Cost =</b>     |   | <b>328,500</b> |
| + Landscaping, Paths, etc        | 10.00%               | x | 328,500                              | = | 32,850         |
| + Survey & Design                | 8.5%                 | x | 328,500                              | = | 27,310         |
| + Soil and Water Management      | 5.00%                | x | 328,500                              | = | 16,425         |
| + S64 Water Headworks per E.T.   | 1.0                  | x | 2,170                                | = | 2,170          |
| + S64 Sewer Headworks per E.T.   | 1.0                  | x | 1,785                                | = | 1,785          |
| + Special Headworks Contribution | 1.0                  | x | 2,600                                | = | 2,600          |
|                                  |                      |   | <b>Estimated Construction Cost =</b> |   | <b>411,640</b> |
| + Contingencies                  | 20.00%               | x | 411,640                              | = | 80,670         |
| + Project Management             | 4.00%                | x | 411,640                              | = | 16,130         |
| + Land Costs                     | 2,000                | x | 5                                    | = | 9,600          |
|                                  |                      |   | <b>Estimated Project Cost =</b>      |   | <b>508,440</b> |

Appendix F - 02 CFAC 0001: Locality Map

**APPENDIX  
LOCALITY MAP : 02 CFAC 0001  
Callala District Community and Child Care Centre  
Emmett Street, Callala Bay**





**Appendix G - 02 CFAC 0004: Locality Map**

